

EXAMINATION HEARINGS

AGENDA

TUESDAY 20 SEPTEMBER 10.00am

The questions in italics are some (but not the only) specific matters which arise from the evidence and will assist in focusing the discussion.

A. Inspector's Introduction

B. Selby District Council – Opening Statement

MATTER 1. PROCEDURAL MATTERS AND LEGAL COMPLIANCE

1.1 Does the Core Strategy meet all of the legal requirements under section 20(5)(a) of the Planning and Compulsory Purchase Act 2004?

- *Inspector's approach to soundness in Guidance Notes*
- *Does the process of inclusion of policy CP1A meet statutory requirements*

1.2 Has the Core Strategy been the subject of suitably comprehensive and satisfactory Sustainability Appraisal, Strategic Environmental Assessment and Appropriate Assessment?

- *Are SA and SEA satisfactory in relation to sustainability and deliverability of housing allocations*

1.3 Are there satisfactory linkages with the Sustainable Community Strategy and other local strategies?

- *Because of its limited timeframe, is the SCS robust*
- *Does the CS have appropriate linkages with the Corporate Plan*

1.4 Has the Core Strategy emerged from an open and transparent process that demonstrates how and why it was selected, in consultation with the public and other stakeholders?

- *Was there adequate consultation over policy CP1A*
- *Was there a criminal conspiracy between the Council and a landowner/developer*
- *Is the process flawed because of inaccurate documents*

1.5 Are the relationships between the Core Strategy and the Selby District Local Plan, especially the policies that are to be saved, adequately explained?

- *Is the delayed release of SDLP Phase 2 allocated sites consistent with PPS3*

1.6 What changes to the Core Strategy are necessary as a result of the May 2011 Court of Appeal judgement in *Cala Homes (South) Limited v SSCLG*, and how does the Council intend to make such changes?

- *What specific wording changes are proposed*
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MATTER 2. SPATIAL DEVELOPMENT STRATEGY

Overall strategy

2.1 Does the Spatial Development Strategy accord with the national and regional policy framework? If there are any divergences, is there a local justification supported by a robust and credible evidence base?

- *Should the CS have a 15 year time period from adoption*
- *What approach/weight should be taken to the Draft National Planning Policy Framework*

2.2 Is the Spatial Development Strategy based on a sound assessment of the socio-economic and environmental characteristics of the area and the impacts of the proposals, particularly in terms of the balance between sustainability objectives and the treatment of flood risk? Does the chosen strategy have the support of the Environment Agency?

- *What is the evidence base and justification for the relative sustainability of different options*
- *Is the strategy contrary to Environment Agency advice which seeks to minimise strategic development in flood zone 3*
- *Should the paragraph on flood risk mention the exception test*
- *Should local service centres play a greater role given their good sustainability and ability to serve local communities*
- *Is the strategy robust in the absence of an infrastructure study to assess the transport/traffic implications*

2.3 How and to what extent will the Spatial Development Strategy contribute towards the key challenge of moderating unsustainable travel patterns and improving self-sufficiency in the District? In particular, are the amount and the location of housing, employment and other development the most appropriate to meet this objective? How will the achievement of this objective be monitored and managed?

- *What is the significance of the latest trend-based projections which suggest a worsening imbalance between jobs and workers*
- *Does an undersupply of housing in the main towns have potential to increase overall commuting*
- *Is there an over-emphasis on development in less sustainable locations*

2.4 Are the functional relationships of the District with adjacent areas properly considered? What are the most important cross-boundary issues and how they are being addressed?

- *Has the importance of flows to and from Leeds and York been suitably addressed*

Selby District Core Strategy Examination

- *Is there a recent North Yorkshire SHMA which provides evidence on cross-boundary flows*

2.5 Is the Spatial Development Strategy sufficiently flexible to respond to a variety of unexpected or changing circumstances in the future? What are the main risk factors?

- *Should the strategy accommodate an increased level of housing delivery*