

EXAMINATION HEARINGS

AGENDA

WEDNESDAY 28 SEPTEMBER 2.00pm

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

MATTER 6. THE ECONOMY AND EMPLOYMENT

Employment land

6.1 Is the strategy for providing employment land soundly based, up-to-date, fully justified and supported by evidence, and does it reflect national policy and other economic strategies?

6.2 Does policy CP9 and the accompanying text give sufficient guidance about the scale, location and timing of additional employment land to guide subsequent DPDs? Why is it necessary to have a wide range in the employment land requirement?

- *Has a robust assessment of the deliverability of existing employment land availability been carried out, and how does this inform the proposed land requirement*

6.3 Are the amounts of employment development proposed at Tadcaster and Sherburn in Elmet based on sound and credible evidence, particularly in light of their very different histories and recent patterns of growth?

- *Should more land be allocated at Sherburn given the limited current availability, the attractiveness to investors and the need to maintain confidence*
- *Does the recent uptake of major sites in Sherburn point to a need to reassess the allocation for the town*
- *What is the cause of the constrained employment land supply in Tadcaster*
- *Does the very limited recent growth in Tadcaster indicate that the deliverability of employment development at Tadcaster is likely to be significantly below that of Sherburn*
- *Would the provision of employment land in either town require sites currently within the Green Belt*

6.4 How will the aspirational aspects of policy CP9 such as “giving priority to higher valuejobs” and “encouraging high value knowledge based activities...” be implemented?

Selby District Core Strategy Examination

6.5 Is the policy of safeguarding existing employment sites soundly based, robust and in line with national policies which allow for re-use for other purposes in certain circumstances?

- *Is the approach to Stillingfleet and Wistow former mine sites in paragraph 6.29 consistent with national policy. Is it tantamount to an allocation*
- *Should policy CP10 specifically refer to former mine sites*

6.6 Does policy CP9 give sufficient support to investment in the major energy generation plants in the District?

- *Should policy CP9 specifically recognise the importance of Drax power station as a strategic site for energy-related development*
- *Should objective 15 of paragraph 3.5 include reference to low carbon technologies*

Town centres

6.7 Is the proposed retail hierarchy soundly based, clearly expressed and supported by robust and credible evidence? Is it resilient and able to respond to changing economic circumstances?

- *By what means will the "planned" floorspace increases in Selby town centre be implemented; why is there no similar reference to "planned" (modest) increases in Sherburn*

6.8 Is policy CP11 consistent with national policy in PPS4, particularly with regard to the sequential approach to the location of town centre uses?

6.9 Does policy CP11 and the accompanying text give sufficient guidance about the nature, scale, location and timing of additional town centre retail and other development to guide subsequent DPDs?

- *Is it appropriate that the strategy is essentially reactive to future events rather than being proactive now*

6.10 How will the extent of town centres be defined, and how will opportunities for new retail and other development be identified?

- *Are the town centre boundaries sufficiently widely drawn to enable unforeseen proposals which meet town centre objectives to be accommodated*

6.11 Does the strategy for Tadcaster and Sherburn in Elmet in policy CP11 properly reflect the evidence about their different retail offer and economic circumstances?

- *Is it necessary for the plan to include reference to an approved regeneration scheme for Tadcaster town centre*