

APPENDIX 1 To Extraordinary Council Report 6 November 2012

Selby District Submission Draft Core Strategy

CS/CD2g

SEVENTH Set of Proposed Changes
(Main Modifications and Additional Modifications)
to the Submission Draft Core Strategy (SDCS)

12 November 2012



**7th Set of Proposed Changes
(Main Modifications and Additional Modifications)
to the Submission Draft Core Strategy (SDCS)
12 November 2012**

This document has been produced to support the Submission version of the Selby District Core Strategy.

The schedule includes changes in policy to address and strengthen soundness and consequential changes in the light of new national policy guidance (e.g. NPPF).

Where these latest changes affect previous proposed changes, the latest proposed change prevails.

The proposed changes include main and additional modifications both of which are open for re-consultation as part of the Examination in Public Hearing process which is under consideration by the Planning Inspector, but the Inspector will only consider the main modifications to the plan (which the Council must request that the inspector make) and not the more minor, additional modifications. It is for the Council, to make those additional modifications prior to adoption.

They do not necessarily cover all the consequential additional modifications that will be necessary prior to adoption – there may also be some additional modifications where minor amendments to text are suggested to improve consistency with the NPPF.

The schedule includes Annexes comprising amended versions of text/policies. Only the **yellow highlighted** elements are the 7th Set of Proposed Changes which are subject to consultation at this stage. Main modifications are shown in **red text** and additional modifications shown in **blue text**

For convenience the Council has also produced a ‘tracked changes’ version of the Core Strategy in order that participants can view the changes in context. That document is provided for information purposes only and is not subject to consultation in itself.

Proposed Change Number	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	MAIN MOD?
PC7.1	Paragraphs 4.39g – 4.39k (CPXX)	Amend supporting text as shown in Annex A	To reflect CPXX policy, ensure consistency with NPPF and improve clarity	NO
PC7.2	CPXX	Amend Policy wording as shown in Annex A	To provide clarity and simplify policy wording through removal of unnecessary text and ensure consistency with NPPF	YES
PC7.3	Para 4.29	<p>Amend text in box after Para 4.29 as follows:</p> <p><i>“References to Development Limits in this document refer to the Development Limits as defined in the Adopted Selby District Local Plan. The Development Limits for Selby, Sherburn in Elmet, Tadcaster and Designated Service Villages will be reviewed through further Local Plan documents. as part of the Site Allocations DPD preparation process .</i></p> <p>And add footnote to Policy CP1A as follows:</p> <p>a) In order to ensure that speculative (windfall) housing development on non-allocated sites (PC1.23) contributes to sustainable</p>	<p>To update because need to refer change reference from SADPD to Local Plan and that Secondary Village DLs also need reviewing at same time as other settlements</p> <p>And to provide clarity</p>	YES

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		<p>development and the continued evolution of viable communities, the following types of residential development will be acceptable in principle, within Development Limits¹: in different settlement types, as follows:</p> <p>¹see paragraph 4.29 and associated text-box regarding definition of Development Limits</p>		
PC7.4	Para 4.29	Amend paragraph 4.29 by adding “and well designed new buildings” at the end of the first sentence.	To ensure consistency amended Policy CP1 below	NO
PC7.5	Policy CP1	<p>Amend Policy CP1 Part A, Section (c) by adding “well designed new buildings” as follows:</p> <p>c) Development in the countryside (outside Development Limits) will be limited to the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes, and well designed new buildings to proposals of an appropriate scale which would diversify the local</p>	To ensure consistency with NPPF and amended Policy CP9	YES

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		<p>economy which would contribute towards and improve the local economy (PC1.20) where it will enhance or maintain the vitality of rural communities (PC6.27), or meet affordable housing need (which meets the provisions of Policy CP6), (PC6.29) or other exceptional special (PC6.28) circumstances.</p>		
PC7.6	Para 4.47 (CP1A)	<p>Provide additional text at the end of paragraph 4.47 as follows: Residential development in Secondary Villages will be more restrictive so that development on garden land will be resisted (PC6.34) (unless it comprises the filling of a small liner gap in an otherwise built up residential frontage or conversion/redevelopment of a farmstead).</p>	Consequential changes to ensure that the text reflects the policy	NO
PC7.7	CP1A	Small changes to policy wording to add ref to: garden land, design codes and settlements rather than villages as shown in Annex B	To provide further clarity.	NO
PC7.8	Paras 5.28	Amendments to windfall paras to ensure	To provide clarity	NO

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	onwards (CP2)	clarity and approach consistent with policy and NPPF See Annex C		
PC7.9	CP2	Addition to Policy CP2 by adding a footnote regarding the contribution of windfalls. See Annex C	To provide clarity	NO
PC7.10	CP2	add “a minimum of” before “ 450 dwellings” in Part A See Annex C	To reflect the situation that the housing target is not a ceiling but a minimum target figure. This has already been inserted into text and this further change simply adds it to the main policy as well.	NO
PC7.11	CP2	Delete reference to phasing in CP2 which was introduced by PC5.26 but was intended to be deleted by PC6.40 and missed by mistake. (Note that phasing was not part of the SDCS). See Annex C	To correct a drafting error in previous PC6.40	NO
PC7.12	Para 5.44c-f (CP3)	Delete these duplicate paragraphs regarding PDL targets to correct a mistake in the previous proposed changes. Para 5.44c – 5.44f should have been deleted as they have been replaced by 5.53-5.55 which have also been amended to take into account the change in target to indicator.	To correct an error	NO
PC7.13	5.55a	Delete “To facilitate Tadcaster’s own growth”	To clarify text	NO

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	(CP3)	at start of paragraph, and replace with "To facilitate the appropriate level of growth in Tadcaster"		
PC7.14	5.55d (CP3)	Delete paragraph because refers to review of plan and is superseded by revised CP3.	To clarify text and ensure it reflects the Policy	NO
PC7.15	5.55e (CP3)	Delete ""own housing need" at end of paragraph, and replace with "appropriate level of growth".	To clarify text and improve consistency	NO
PC7.16	CP3	Amend Policy CP3, Part B as follows: B Under-performance is defined as: 1. Delivery which falls short of the quantum expected in the annual target over a continuous 3 year period; or 2. Situations in which the Where there is less than a 5 year housing land supply is less than the required Supply Period as defined by latest Government policy. Plus consequential amendments to related text in paragraphs 5.44b, 5.44h, 5.44m, 5.44n	To ensure consistency with NPPF regarding reference to a 5 year land supply rather than a 'supply period'	NO

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		and 5.44o as additional modifications.		
PC7.17	CP5	Inset “up to” before “10%”	To clarify that the contribution is negotiable in line with the 40% target in the policy.	YES
PC7.18	CP6	Amend policy as set out in Annex D to: <ul style="list-style-type: none"> o Add reference to the council's approach to allowing some market housing on rural exceptions site. o Delete previous change PC3.10 which is superfluous. 	To add to the policy what the 6 th Set of PCs already changed in the text to reflect NPPF and improve clarity.	YES
PC7.19	CP9	Reword Part C, including to add reference to “well designed new buildings” and remove specific reference to individual former mine sites as set out in Annex E And consequential changes to reasoned justification.	To ensure the structure and content more closely reflect NPPF as well as Core Strategy objectives.	YES
PC7.20	CP12	Re-instate previous proposed change PC4.30 as shown below: A. Promoting Sustainable Development In preparing its Site Allocations and Development Management DPDs (PC4.30), to address the causes and potential impacts of climate change,	To correct a previous mistake (it should be noted that in proposing PC6.79 which amended the wording at the start of Policy CP12, a previous proposed change (PC4.30) was deleted by mistake.	NO

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		<p>the Council will: to achieve sustainable development, the Council will: (PC6.79)</p>		
PC7.21	CP12	<p>Amend the wording of Policy CP12, Criterion (b) as amended by PC6.80 as follows:</p> <p>b) Give preference to land of lesser environmental value, (PC6.80) the re-use, best-use and adaption of existing buildings and the use of previously developed land where this is sustainably located and provided that it is not of high environmental value;</p>	To more closely reflect wording in NPPF	NO
PC7.22	Para 7.53 (CP14)	<p>Amend the paragraph as follows:</p> <p>“Although the District is affected by contains some international, national and locally designated protection areas, none would automatically preclude renewable energy developments. However where renewable energy proposals would conflict with the openness of the Green Belt (and many elements of renewable energy projects are</p>	To more closely reflect NPPF wording	NO

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		therefore inappropriate within the NPPF PPG2 definition) developers will need to demonstrate very special circumstances that clearly outweigh any harm to the Green Belt also in accordance with Policy CPXX, Very special circumstances may include wider environmental benefits associated with increased production of energy from renewable sources."		
PC7.23	CP14	Amend start of policy as set out in Annex F to refer to identification of opportunities for renewable and low carbon energy, co-locating, consider identifying suitable areas for RLC and support for community-led initiatives.	To ensure consistency with NPPF	YES
PC7.24	CP14	Amend last paragraph of policy as set out in Annex F (previous proposed change PC6.86) to refer to elements of renewable energy schemes in Green Belt areas.	To ensure more closely aligns with the wording in the NPPF	YES

SEE ALSO SEPARATE ANNEXES