

Selby District Submission Draft Core Strategy

January 2012

COMPOSITE Schedule of all Proposed Changes



Proposed Changes to the Submission Draft Core Strategy

This document incorporates all the editorial changes and proposed minor amendments published by the Council at Submission stage (1st Set, May 2011) as well as prior to (2nd Set, July 2011) and during the EIP (3rd and 4th Sets, September 2011).

It also includes the fifth set of changes which the Council wishes to make to the Submitted version of the Core Strategy. The proposed changes are intended to correct anomalies, ensure consistency and provide clarification on points arising during the Independent Public Hearing. They also include changes in policy to address and strengthen soundness as a result of further work undertaken by the Council during the Suspension of the EIP and consequential changes.

The table below lists the Proposed Changes in Plan order taken from all five published sets and uniquely references each with the following prefixes:

1 st Set	May 2011	PC1
2 nd Set	July 2011	PC2
3 rd Set	September 2011	PC3
4 th Set	30 September 2011	PC4
5 th Set	5 January 2012	PC5

Some changes are correcting errors or editorial improvements and are considered to be only minor amendments. However in some cases, there are proposed changes to policies or changes which could be interpreted as being more significant. These are identified in the right-hand column.

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC4.1	General	Renumber policies to avoid confusion between CP1, CP1A, CP2 and CP2A	-
	Section 1 Introduction		
PC1.1	Para 1.3	Replace 'will provide' with ' provides '	-
PC1.2	Para 1.4	Replace 'will provide' with ' provides '	-
PC1.3	Paras 1.6 – 1.22 inc	Delete these paragraphs which have been incorporated (and updated where appropriate) in the Councils Consultation Statement which accompanies the Submitted Core Strategy.	-
PC1.4	Para 1.23	<ul style="list-style-type: none"> • Delete 'the revocation of the Regional Spatial Strategy, and while waiting for primary legislation after' in the first sentence and insert 'which includes the intended abolition of RSS. • Delete 'continued preparation of the Core Strategy' and substitute 'the preparation of Core Strategies', in the second sentence. 	-
PC5.1	Para 1.25	Footnote – Update SCS from “2005-2010” to “2010-2015”	-
PC1.5	Para 1.29	Insert new paragraph 1.30 after paragraph 1.29 headed ' Habitats Regulations Assessment ' – ' The Council has also undertaken a Habitats Regulations Assessment in compliance with the EU Habitats Directive and the UK Habitats Regulations. The Appropriate Assessment ensures protection for Natura 2000 sites against deterioration or disturbance from plans, projects or activities (alone or in combination with other plans, projects and activities) on the features for which they are designated. The Assessment also considers areas designated as Ramsar Wetlands of International Importance. HRA will be required at the lower tier plan stage for any plans, projects or activities which may have a significant effect on Natura 2000 and Ramsar sites. '	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
Section 2 Key issues and Challenges			
PC1.6	Map 1	Identify the A1(M) with the same notation as other parts of the motorway network to reflect its strategic significance and influence on the western part of the District.	-
PC1.7	Para 2.24	Delete the first sentence and replace with However, for a number of reasons, very few developable sites have come forward within the town for some considerable time.'	-
PC2.1	Para 2.38	Insert an additional 'Issue/Challenge' after para 2.38 as follows <i>'Meeting Development Needs</i> The District contains a wealth of natural and historic resources, and provides a high quality environment for those living and working in the area and for visitors. It is also subject to increasing pressure for new housing, commercial activity and new infrastructure. Ensuring that the assessed development needs of the area are met in a way which safeguards those elements which contribute to the distinct character of the District will be an important challenge.'	-
PC2.2	Para 2.41	Substitute ' particular ' for particularly'	-
PC2.3	Para 2.42	Insert ' current ' before 'weak' in the last line.	-
Section 3 Vision, Aims and Objectives			
PC5.2	Para 3.1	Delete '2026' and insert '2027' in text and within 'Vision' box	-
PC2.4	Para 3.5 Objective 7	Insert ' existing buildings and ' after 're-use of'	-
PC2.5	Para 3.5 Objective 15	Insert ' and/or ' after low-carbon'	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
	Section 4 Spatial Development Strategy		
PC5.3	Para 4.1	In Line 5 delete “strategic development sites” and insert “a strategic development site”	-
PC1.8	Para 4.2	Delete ‘PPS6 (Planning for Town Centres)’ in line 5.	-
PC1.9	Para 4.3	<ul style="list-style-type: none"> • Delete the first sentence and replace with ‘The Core Strategy has been prepared using evidence which informed the RSS for the Yorkshire and Humber Region (The Yorkshire and Humber Plan.) Although RSS is intended to be abolished, at the time of preparation it remains part of the Development Plan.’ • Insert a new sentence at the end of the paragraph as follows ‘Following the intended introduction of a mandatory requirement on Local Authorities to co-operate on cross-boundary planning matters the sub- regional approach advocated in RSS, through the Leeds City Region and York Sub Area, may influence the preparation of local policy in the future.’ • Delete ‘Adopting a slower pace and scale of growth in rural areas’ and replace with ‘Encouraging diversification in rural areas’ in the second bullet point. 	-
PC4.2	Para 4.3	Delete ‘Although the Regional Spatial Strategy (RSS) was revoked by Government in July 2010’, and ‘former’ in the first sentence, in order to clarify that RSS remains in force.	-
	Policy CP1		
PC1.10	Para 4.7	<ul style="list-style-type: none"> • Insert ‘although there is no railway station.’ after ‘commuters’ at the end of the first sentence. • Insert a new sentence after the first sentence as follows ‘Land adjacent to the River Wharfe which runs through the centre of the town is at high risk of flooding’ 	-
PC1.11	Paras 4.7 and 4.8	Swap paragraphs 4.7 and 4.8	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC1.12	Para 4.10	Substitute ' 18 villages ' for '22 villages'.	-
PC1.13	Para 4.16	Delete 'sustainable urban extensions to the north west' in the first sentence and replace with ' a sustainable urban extension to the '	-
PC1.14	Para 4.19	Insert new sentence ' This is attributable to the differing housing and employment opportunities in the two towns over this period. ' at the end of the paragraph.	-
PC5.4	Para 4.19	Delete the second sentence and insert: "In spite of the population within the District as whole increasing by 6.6% between 2002 and 2009, the population of Tadcaster decreased by 1.1% to 7,228 people. This trend also contrasts with that in Sherburn in Elmet where the population increased by 2.5% during this time period."	-
PC1.15	Para 4.23	Insert ' and complementary employment growth ' after 'housing opportunities' in the second sentence.	-
PC3.1	Para 4.30	Insert ' allocation of sites in DPD's and ' after 'will also influence the', to clarify that the locational criteria in the plan for considering development proposals also apply to allocations	-
PC1.16	Para 4.31	<ul style="list-style-type: none"> • Replace 'issues' with 'considerations' • Insert 'and housing delivery' after 'sustainability considerations'. 	-
PC1.17	Para 4.34	Replace 'suitable sites with a lower probability of flooding are not overlooked...' in the second sentence with ' suitable sites with a lower probability of flooding are used in preference. '	-
PC5.5	Para 4.34	Footnote 6 – (PPS25) Delete '2006' and insert '2010'	-
PC1.18	Para 4.35	Insert a new sentence ' Selby, Sherburn in Elmet and a number of Designated Service Villages are served by rail services although buses are generally the predominant form of public transport in the District '. after the first sentence.	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
		New Green Belt Policy	
PC5.6	Para 4.37 – 4.39	Delete paras 4.37 – 4.39 and replace with new supporting text and new Policy CPXX. See Appendix 1	YES
PC1.19	CP1 Part A a)	At the end of the paragraph delete ‘speculative (windfall) development’ and replace with ‘development on non-allocated sites’ .	-
PC3.3	CP1 Part A b)	Substitute ‘through small scale allocations’ for ‘(inside Development Limits) through exception sites’, and insert ‘inside development limits’ after ‘proposals’, to remove an anomaly from the policy by removing reference to exception sites which are dealt with in Policy CP6.	-
PC1.20	CP1 Part A c)	Delete ‘which would diversify the local economy’ and replace with ‘which would contribute towards and improve the local economy...’	-
PC3.2	CP1 Part B	Substitute ‘Where appropriate the assessment of sites will form part of a PPS25 Sequential Test in order to direct development to areas with the lowest flood risk, taking account of the most up to date flood risk data available from the Environment Agency, the vulnerability of the type of development proposed and its contribution to achieving vital and sustainable communities’ , for ‘A sequential approach will also be adopted to direct development to areas with the lowest flood risk identified through the Selby Strategic Flood Risk Assessment, taking account of the vulnerability of the type of development proposed and its contribution to achieving vital and sustainable communities’ in the second part of Part B of the policy. This is to clarify the pre-eminence of the PPS25 sequential test .	-
PC4.3	CP1 Part B	For further clarification insert ‘sequential approach to’ after ‘Where appropriate’ to further amend the change proposed in the third set of minor amendments	-
	Policy CP1A		
PC1.21	Para 4.44	Delete ‘speculative residential development’ and replace with ‘development on non-allocated sites’ , in the first sentence.	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC5.7	Para 4.47	Delete last 2 sentences of the paragraph	-
PC1.23	CP1A Part a)	Delete 'speculative (windfall) development' and replace with " development on non-allocated sites ".	-
PC1.22	CP1A Part b)	Delete 'contribute to the form and character.....' and replace with ' relate sensitively to the existing form and character..... ' in the third bullet point	-
PC5.8	Policy CP1 Part A (b)	Delete "speculative (windfall) proposals" and replace with "development on non-allocated sites" in Lines 4/5	-
PC5.9	Policy CP1 Part A (d)	Add "Policy XX and" before "national Green Belt policies."	-
Section 5 Creating Sustainable Communities			
Policy CP2			
PC1.24	Para 5.4	Delete 'Following the revocation of the Regional Spatial Strategy' and replace with ' Following the announcement of the intended abolition of RSS..... '	-
PC5.10	Para 5.4	Delete Para 5.4 (and associated footnote 1) and insert new paragraph as follows: "Following the announcement of the intended abolition of RSS, the Council has reviewed the merits of alternative housing requirements (see Background Paper 9 January 2012) and includes 450 dpa as an annual average over the Plan period, which is higher than that established in the RSS. The housing requirement is based on a robust review of both population and household projections. However it also remains a practical target when balanced against economic forecasts and available evidence on past completions and future land availability as well as constraints on development. The Core Strategy plans for a lower housing target in the early years of the plan period through phased delivery."	YES

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PC1.25	Para 5.5	<ul style="list-style-type: none"> • Delete 'and sites already allocated in the adopted Selby District Local Plan'. in the first sentence. • Delete the 's' in 'sites' in the fifth line. • Insert 'including a review of sites previously allocated in the adopted Selby District Local Plan.' at the end of the last sentence. 	-
PC4.4	Para 5.10	Delete 'former' to clarify that RSS is currently in force.	-
PC5.12	Para 5.12	Amend last sentence to read: "This will provide about 1000 dwellings equivalent to 40% of the new allocations required in Selby urban area."	-
PC5.13	Para 5.14	Delete "1340" and insert "1500"	YES
PC5.14	Para 5.17	Delete paragraph and replace with the following: "The proportion of development allocated to Sherburn in Elmet and the Tadcaster area corresponds with that identified through the 2009 SHMA in order that these Local Service Centres meet the local needs identified. The Tadcaster figure of 7% includes the identified affordable need in the 'northern sub-area' owing to the absence of Designated Service Villages (DSVs) in the sub-area and limited development opportunities in surrounding villages. There are limited opportunities for new housing (scale and nature of settlements) in these DSVs and this is compounded by the geographical remoteness of the northern sub-area (partly due to the configuration of the river here which makes access tortuous). The scale of envisaged growth in the DSVs here may not cater for affordable need (with an increased reliance on rural exception sites) and as such Tadcaster should also provide for meeting the needs of the rest of the Northern Sub-area.	YES

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PC5.15	Para 5.18	Delete paragraph 5.18 and replace with the following: “This is not the case for Sherburn because the Western Sub-Area contains more DSVs which by their location, nature and scale could reasonably be expected to cater for the identified need in that Sub-area.”	YES
PC5.17	Para 5.20	Delete “about a quarter” and insert “just over a quarter”	-
PC5.18	Para 5.22	Delete “and in accordance with Policy CP3 (Managing Housing Land Supply) set out later in this chapter.”	-
PC5.19	Para 5.22	Add “in accordance with Policy CPXX (Green Belt)” to the end of the paragraph.	-
PC5.20	Para 5.24	Add footnote at the end of the second sentence to read “The figures in the Policy CP2 have been rounded to reflect the strategic nature of the policy.”	-
PC5.21	Para 5.26	Add “and Policy CPXX (Green Belt)” to end of last sentence.	-
PC5.22	Para 5.27	Delete “2026” and insert “2027”	-
PC5.23	Para 5.27	Delete “2011” and insert “2012”	-
PC5.24	5.28	Delete “2026” and insert “2027”	-
PC5.25	5.28	Delete “release” and insert “deliver” in the least sentence.	-
PC1.26	Footnote 2 page 46	Delete “(update to Mid Year Estimates 2009)”	-
PC5.11	Figure 7	Update to reflect latest figures in revised Policy CP2	-
PC3.4	Figures 7 and	Substitute updated Figures 7 and 8 (see appendix) to correspond with housing data referred to	-

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	8	in the text (as at 31 March 2010), to correct an error.	
PC5.16	Figure 8	Update to reflect latest figures in revised Policy CP2	-
PC4.5	Figure 8 (page 48)	Amend percentage figure for Selby to “ 51% ” and for Designated Service Villages to “ 28% ” to correct an error in calculation (<i>note: this simply reflects, as a proportion, the dwelling figures shown in Policy CP2 and does not change the actual distribution between settlements</i>)	-
PC3.5	CP2 Part B	Delete ‘and 23 ha of employment land’ after ‘1,000 dwellings’, and substitute ‘ through a mixed use ’ for ‘through an’, in the first sentence of Part B of the policy. This is to remove an anomaly because the policy deals with housing growth whereas employment growth is considered in Policy CP9.	-
PC4.6	CP2	Round all housing figures, and add percentages, as set out in the attached appendix, to reflect the strategic nature of proposals.	-
PC5.26	CP2	Delete Policy CP2 and insert revised Policy CP2 as set out in Appendix 2 (<i>takes into account PC3.5 and PC4.6</i>)	YES
	Policy CP2A		
PC1.27	Para 5.29	Delete ‘the accompanying proposals map (Map 6)’ in line 4 and replace with ‘ the Proposals Map and Map 6 ’	-
PC5.27	Para 5.29	Delete “2026” and insert “2027”	-
PC5.28	Policy CP2A Part (i)	Delete “2026” and insert “2027”	-
PC3.6	CP2A (iv)	Insert ‘ to the Potter Group site ’ after ‘through a new link road’ in line 7, in order to ensure consistency with the intention expressed in Para 5.37.	-
PC2.6	CP2A (viii)	Substitute ‘ (for each phase of development) ’ for (‘for separate phases).	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC1.28	CP2A (xi)	Insert ' through development of a Travel Plan and ' after 'dependency on the car'.	-
PC4.7	CP2A (xii)	Insert ' and future ' after 'the amenities of existing', and insert ' and future ' after 'viability of existing', in order to clarify that the policy applies to all residents and businesses.	-
PC2.7	CP2A (xiv)	Insert ' (where feasible and viable) ' after 'and should' in line 3	YES
PC5.29	Para 5.40 – 5.41	Move these paragraphs to follow 5.28	-
PC5.30	Para 5.40	Add the following text to the end of the paragraph: "However, review of evidence on scale of housing over the plan period (<i>add footnote to Arup Papers</i>) highlighted that there is a case for planning for a rate of housing delivery that is lower in the first five years. This is in the light of the evidence available leading to a cautious view being taken regarding economic recovery. Policy CP2 sets out three phases starting at 400 dpa in the first 6 years then 460 dpa and 500 dpa in the two subsequent 5 year periods."	YES
PC5.31	Para 5.41	Delete "In broad terms however" at the start of the paragraph.	-
PC5.32	Para 5.41	Delete "(2011-2016)" and insert "(2012-2017)"	-
PC4.8	Para 5.41	Delete 'emerging' in the first sentence as the Core Strategy has completed all stages of preparation.	-
PC3.7	Para 5.41	Substitute ' 6 – 10 year supply ' for '5 – 10 year supply' in line 5, to bring the Core Strategy in line with PPS3	-
	Policy CP3		
PC5.33	Para 5.43	Delete "440 dwellings per annum between 2010 and 2026" and insert "450 dwellings per annum between 2011 and 2027"	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC5.34	Para 5.43	Delete from “However, delivery in 2009/10...” and insert: “However there has been a year on year increase in housing completions since 2008 albeit from a low base (226 dw in 2008/9, 270 dw in 2009/10 and 366 in 2010/11). The trajectory forecasts a phased delivery rate (set out in Policy CP2) which reflects a slow economic recovery and continued gradual improvement in trading conditions during the early part of the plan period in the light of evidence in the Arup Study (2011) (<i>add footnote ref</i>). Policy CP3 provides the mechanism for ensuring a housing land supply in line with the prevailing Supply Period (which is currently 5 years land supply but is anticipated to change to 6 years supply during the plan period).	YES
PC5.36	Paras 5.44 – 5.52	Delete Paras 5.44 – 5.52, insert new Paras 5.44a – 5.44o as set out in Appendix 4	YES
PC1.29	Figure 9	Delete ‘5 yr forecast Completions’ and integrate with Target Completions (2015 – 2026) to form one Target Completion category	-
PC5.35	Figure 9 Page 57	Replace Figure 9 with new chart in Appendix 3 (including consequential amendment to ‘2027’)	YES
PC5.37	CP3	Delete Policy CP3, insert new Policy as set out in Appendix 4	YES
PC4.9	CP3 A	Change all references to ‘trajectory’ to ‘ housing target ’ to clarify that housing delivery will be measured against the established target.	-
PC4.10	CP3 B	Delete ‘through a Supplementary Planning Document. Sites will be sourced from a Site Allocations DPD’, to simplify the operation of the policy.	YES
PC4.11	CP3	Delete the second paragraph of Part B as the provisions have been superseded	YES
	Policy CP4		

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC1.31	Para 5.67	Delete 'Additional evidence from' and start the first sentence 'Responses to the' Insert ' subject to cost considerations ' after 'visitors and carers' in the second sentence.	-
PC1.30	Para 5.69	Insert ' as well as affordable smaller dwellings plus ' after 'family homes' and delete 'and.'	-
PC4.12	Para 5.69	Delete 'affordable' after 'as well as' in the first set of proposed minor amendments to clarify the meaning.	-
PC2.8	Para 5.70	Substitute ' is also recognised ' for 'also recognises'	-
	Policy CP5		
PC3.8	Para 5.80a	Substitute ' national guidance on the definition and provision for affordable housing ' for 'PPS3', to clarify that the Council relies on the national definition of affordable housing	-
PC5.38	Para 5.82	Delete "440" and insert "450"	YES
PC1.32	Para 5.90	Insert ' all or part of ' after 'relocating'	-
PC3.9	Para 5.93	Substitute ' 30-50% ' for '40%', and substitute ' 50-70% ' for '60%', to ensure consistency with the SHMA conclusions	YES
PC4.13	Para 5.93	Delete Para 5.93 and substitute the following text to more accurately reflect current circumstances ' Evidence from the SHMA establishes an overall target of 30-50% intermediate housing and 50-70% for social rented housing. Following the introduction of the new affordable rented category further evidence is required to establish the required tenure split of new social rented, affordable rented and intermediate housing for eligible households whose need are not being met by the market. This will be set out through a combination of SPD and future DPD documents as appropriate, based on the Council's latest evidence of local need. ' This supersedes the proposed change in the third set of minor amendments.	YES
PC1.33	Para 5.94	Delete ' may' and replace with ' will ' in the second sentence	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
	Policy CP6		
PC4.14	Para 5.96	Insert a new paragraph after Para 5.96 comprising the third sentence of Para 5.97 plus the following ‘Provisions to ensure that current local residents or households with an existing employment or family connection are given priority will be articulated through a future Development Management DPD’ , to clarify how the policy will serve the needs of the local community.	YES
PC3.10	CP6 (i)	Insert the following at the end of criteria i), ‘in the case of secondary villages, and adjoining development limits in the case of Designated Service Villages;’ to remove an anomaly because affordable housing development is acceptable in principle inside development limits of Designated Service Villages (Policy CP1) and therefore falls outside the scope of Policy CP6.	YES
	Policy CP7		
PC4.15	Para 5.101	Delete ‘former RSS was’ and substitute ‘RSS is’ in the first sentence to clarify that the RSS is currently in force.	-
PC4.16	Para 5.101	Substitute ‘RSS notes’ for ‘RSS noted’ in the second sentence to clarify that the RSS is currently in force	-
PC5.39	5.102	Footnote – Update SCS from “2005-2010” to “2010-2015”	-
PC4.17	CP7	For greater clarity, delete second paragraph and replace with: “New pitches/sites should be located within a reasonable distance of local services such as a primary school, shops, medical facilities, or constitute an extension to an existing permitted site. The following criteria will need to be met:”	YES
PC5.40	Policy CP7 Part (i)	Insert “and Policy XX Green Belt” after “national policy” in the proposed change to criteria (i) as published on 30 September 2011 (which itself replaced proposed change published in July 2011).	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC2.9	CP7 (i)	Substitute 'The pitch/site is not within the green belt or a locally important landscape area and will not harm a site of acknowledged historic or nature conservation importance or a wildlife movement area' for 'The pitch/site is not situated within the green belt, a locally important landscape area, an historic park and garden or a an area of archaeological importance, and the pitch/site will not harm a site of acknowledged nature conservation importance or important wildlife movement area'.	YES
PC4.18	CP7 (i)	For clarity, delete criterion i) and replace with: i. the pitch/site is not located within the Green Belt (unless very special circumstances can be demonstrated in accordance with national policy), and the pitch/site will not harm a locally important landscape area, an historic park and garden, an area of archaeological importance, a site of acknowledged nature conservation importance or important wildlife movement areas;	YES
	Policy CP8		
PC4.19	Para 5.114	Substitute 'the production of Local Transport Plans' for 'their production of the emerging North Yorkshire third Local Transport Plan (LTP3)', in the first sentence in order to improve accuracy, and substitute 'The Local Transport Plan ' for 'This' in the second sentence.	-
PC4.20	Para 5.118	Delete 'supported the former Regional Spatial Strategy' and substitute 'supports the Regional Spatial Strategy' to clarify that the RSS is currently in force.	-
PC2.10	CP8	Insert 'for' after 'provided'	-
PC4.21	CP8	Delete first paragraph and replace with "Where infrastructure and community facilities are to be implemented in connection with new development, it must be in place or provided in phase with development." To clarify that the policy is not dealing with an assessment of infrastructure NEED, only the implementation of infrastructure that is already found to be necessary and deliverable.	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC4.22	CP8	Change “must” to “ should ” in first paragraph to provide flexibility	-
PC4.23	CP8	Add “, and scheme viability ” to the end of the last paragraph.	YES
	Section 6 Promoting Economic Prosperity		
	Policy CP9		
PC5.41	6.18	Delete “2026” and insert “2027” in Line 2 and Line 6	-
PC1.34	Para 6.29	Insert new sentence at the end of the paragraph as follows, ‘ (Part of the former North Selby mine site also falls within the administrative boundary of the District although the majority of the site, including the remaining buildings, is within the City of York Council area). ’	-
PC1.35	CP9 (i)	Delete ‘a mixed strategic housing/employment expansion....’ in line three and replace with ‘ the Olympia Park mixed strategic housing/employment site... ’	-
PC5.42	Policy CP9 Part (i)	Delete “2026” and insert “2027”	-
PC3.11	CP9 (v)	Substitute ‘ Established Employment Areas ’ for ‘existing’, to clarify that in line with national policy protection is not extended to all existing employment sites.	YES
PC4.24	CP9 ix	Insert ‘ buildings and infrastructure on ’ after ‘Supporting the re-use of’ to clarify the meaning of the policy.	YES
	Policy CP10		
PC5.43	6.37	Add “and Policy CPXX” at the end of the paragraph.	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC5.44	Policy CP10	Add “and Policy CPXX” at the end of the policy	-
	Policy CP11		
PC4.25	Para 6.41	Insert new paragraph after 6.41 (with consequential re-numbering) as follows: “The 2009 Study assessed the need for further development for retail, commercial and leisure uses up to 2026. It also assessed deficiencies in current provision and the capacity of existing centres to accommodate new development. It provides the evidence for the strategic level policy (CP11) in the Core Strategy in relation to the retail hierarchy of the three main centres in the District. It will be also used as a starting point for developing more detailed site-specific and development management policies in further DPDs (for example reviews of the designated town centre boundaries currently established in the Selby District Local Plan) in association with any further updates. In the meantime the Study (or an update) can also be utilised by applicants and the Council when considering new town centre uses proposals.”	-
PC4.26	Para 6.53	Insert new paragraph after 6.53 (with consequential re-numbering) to amplify the supporting text to policy CP11 as follows: “Historically, there have been a number of regeneration schemes proposed for Tadcaster town centre, by the Council, landowners and the community. Unfortunately none of these have come to fruition. However the Council remains committed to the regeneration of the town centre and is willing to collaborate with other parties to support delivery of the Core Strategy objectives in this respect.”	YES
PC1.36	Para 6.56	Delete ‘improve the level of vacancy rates ’ in the second sentence, and replace with ‘reduce vacancy rates’	-
PC4.27	CP11	Delete ‘planned’ after ‘through environmental improvements’ in the second (Selby Town centre) bullet point to provide more flexibility.	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC4.28	CP11	In order to emphasise the regeneration aspects and widen the scope further than retail proposals, delete the single bullet point at Tadcaster section and replace with: <ul style="list-style-type: none"> • Promoting the regeneration of the town centre • Protecting and enhancing the attractive historic core. 	YES
Section 7 Improving the Quality of Life			
Policy CP12			
PC4.29	Para 7.31	Substitute ' The Council has actively contributed to the Third North Yorkshire Local Transport Plan (LTP3) ' for 'The Council will also actively contribute to the preparation of the Third North Yorkshire Local Transport Plan (LTP3) and successor documents.'	-
PC5.45	Para 7.53	Add "also in accordance with Policy CPXX" at the end of the paragraph	-
PC4.30	CP12	Add " In preparing its Site Allocations and Development Management DPDs, " before "To Address the causes...." in the first sentence of Part A, for greater clarification.	-
PC4.31	CP12	Add " where necessary or appropriate " after "schemes should" at the end of the first sentence in Part B.	YES
Policy CP13			
PC4.32	Para 7.43	Delete 'Following revocation of the Regional Spatial Strategy' in the first sentence to avoid ambiguity.	-
PC2.11	CP13	Insert ' unless a particular scheme would be demonstrably unviable or not feasible ', after 'resource efficiency' in the first sentence of the policy.	YES

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC4.33	CP13 (a)	Delete “de-centralised and renewable or low carbon sources” and insert “ renewable, low carbon or decentralised energy sources ” in Part a), for greater clarification	-
PC4.34	CP13 (b)	Delete “locally produced energy from” in the last line of Part b) and replace with “ the following, for example ” to avoid ambiguity.	-
PC4.35	CP13 (c)	Delete current wording in Part c) and replace with: “ Development schemes to employ the most up-to-date national regulatory standards for Code for Sustainable Homes on residential schemes, and BREEAM standards on non-residential schemes until such time as replaced by specific local requirements through further SPDs or DPDs ”	YES
	Policy CP14		
PC4.36	CP14 (i)	Delete “and” and insert “ or ” at the end of criterion (i), for greater clarification	-
	Policy CP15		
PC2.12	Para 7.57	Substitute ‘ A number of these contribute to ’ for ‘Such resources are a valuable part of’ in the final sentence.	-
PC4.37	Para 7.60	Substitute ‘ support Regional Spatial Strategy policies ’ for ‘supported former regional Spatial strategy policies’, to clarify that RSS is currently in force.	-
PC4.38	Para 7.61	Substitute ‘ (2010-2015) ’ for ‘(2005-2010)’ to reflect the latest version of the Sustainable Community Strategy.	-
PC2.13	Map 8 (page 109)	Change title to ‘ Environmental/Cultural Assets ’. Delete Green Belt notation Identify international nature conservation designations separately from national and regional sites.	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
		Add the general location of Conservation Areas and Historic Parks and Gardens	
PC1.37	Para 7.63	Delete 'or' in line two and replace with 'to'	-
PC2.14	Para 7.63	Add the following to the end of para 7.63 ' The Council will, as resources permit, encourage local communities to identify those elements of their historic environment which they consider to be important to their locality and to develop a strategy for their appropriate management. '	-
PC2.15	Para 7.66	Insert the following after 'District' in line 2 ' (and which policy CP15 seeks to protect and enhance) '	-
PC1.38	Para 7.66	<ul style="list-style-type: none"> • Insert 'and the Lower Derwent Valley is also designated a Ramsar Wetland of International Importance.' after '(Special Areas for Conservation under the UK Natura 2000)' in the first bullet point, delete 'and', and start a new bullet point 'There are 13 sites of.....etc' • Insert a new paragraph after para 7.66 as follows "The Lower Derwent Valley affects several local authority areas and the Council recognises the need for co-operation with adjoining local authorities and other organisations in order to safeguard its special landscape of great agricultural , historic, cultural, environmental and landscape value." 	-
PC2.16	Para 7.66	<p>Delete bullet points 4 – 7 (inclusive) in para 7.66 and substitute the following</p> <ul style="list-style-type: none"> • A large number of important Medieval sites, particularly moated and manorial sites, especially in the Vale of York and in the drier areas of the north and west of the Humberhead Levels. • The legacy of buildings and structures associated with its ecclesiastical history including Selby Abbey (one of the few remaining Abbey churches of the medieval period); Cawood Castle (the former residence of the medieval Archbishops of York); and The Bishop's Canal (which was built to transport stone for the construction of York Minster). 	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
		<ul style="list-style-type: none"> • The Registered Battlefield at Towton - the bloodiest engagement ever fought on British soil, and a pivotal battle in the Wars of the Roses; • The numerous significant (currently undesignated) archaeological remains along both the Southern Magnesian Limestone Ridge and within the Humberhead Levels. 	
PC1.39	CP15 Part 1	Insert ' landscape ' before 'character'.	-
PC2.17	CP15 Part 2	Substitute the following ' Conserving those historic assets which contribute most to the distinct character of the District and realising the potential contribution that they can make towards economic regeneration, tourism, education and quality of life ' for 'Protecting and enhancing the historic assets of the District and their potential contribution towards economic regeneration, tourism, education and local distinctiveness.'	-
PC1.40	CP15 Part 3 a)	Insert ' and geological ' after biological'.	-
PC4.39	CP15 Part 3 b)	Insert ' ,and that unavoidable impacts are appropriately mitigated and compensated for, on or off-site ' after ' these features'.	-
PC4.40	CP15 Part 3 c)	Delete 'and ensuring any unavoidable impacts are appropriately mitigated and compensated for, on or off-site'.	-
	Policy CP16		
PC4.41	CP16	Insert " where appropriate " at end of criterion d)	YES
PC4.42	CP16	Delete text after bullet point i) and replace with: "Development schemes should seek to reflect the principles of nationally recognised design benchmarks to ensure that the best quality of design is achieved." to change the emphasis from a requirement to encouragement in line with Paragraphs 7.82, 7.83	YES

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
		and 7.84 relating to Building For Life, Lifetime Homes and neighbourhoods.	
PC2.18	CP16	Insert footnote with link to Lifetime Homes website to explain 'Lifetime Neighbourhood' principles	-
	Section 8 Implementation		
	Figure 13		
PC1.41	CP1/CP1A	Substitute ' 40% of housing development on PDL' in the second target for '50%'	-
PC5.46	CP2 Target	Delete "440" and insert "450"	YES
PC5.47	CP2 Target	Delete "7480" and insert "7200"	YES
PC5.48	CP2 Target	Delete "2026" and insert "2027"	-
PC1.42	CP2A	Insert new indicator as follows ' Modal split of those accessing the Olympia Park site ', with ' Target to be determined through a future Travel Plan '.	-
PC4.43	CP2/CP2A	In the 'Proposed Indicators' column, 2nd paragraph, delete 'approved/' to avoid ambiguity.	-
PC4.44	CP3	In the 'Proposed Indicators' column, delete '/completed' and insert new text ' Amount of new development approved by location (Selby, Sherburn in Elmet, Tadcaster, Designated service Villages and Secondary Villages) ', to avoid ambiguity.	-
PC5.49	CP3 Outcome	Delete text in Intended Outcome column and insert: "Housing delivery achieves or exceeds the annual housing target" and "Maintenance of a housing supply to meet prevailing Supply Period requirements"	YES
PC1.43	CP8	Insert new indicator ' Number of Travel Plans secured through the planning process ', and new target ' 100% of new development requiring travel plans (by virtue of size threshold by type of development) '	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC5.50	CP3 Target	Delete "To achieve a 5-year land supply" and insert the following targets: "To achieve the overall housing land supply in accordance with the required Supply period" and "Planning permissions by settlement hierarchy"	YES
PC5.51	CP9	Delete "2026" and insert "2027"	-
PC1.44	CP12	<ul style="list-style-type: none"> • Insert new indicator '% of development incorporating SuDs', and new target '100% of all new development where feasible and practicable'. • Delete 'EA objection' and replace with 'EA flood risk objection' in the third indicator. 	-
PC2.19	CP15	<p>First Target - Substitute 'No net losses in designated nature conservation or heritage assets' for 'No net losses in protected areas'</p> <p>Third Target - Substitute 'Reduction in the numbers of heritage assets on the 'Heritage at Risk Register'' for ' No net losses of assets to the 'at risk register'</p> <p>Delivery Agencies – Add 'English Heritage'</p>	-
PC5.52	CP16 Proposed indicators	delete 'very good' from second bullet point and add 's' to 'standard' to make it plural	-
	Appendix 1		
PC4.45	Page 129	Delete 'the former Regional Spatial Strategy (RSS) did not' and substitute ' RSS does not ', to clarify that RSS is currently in force.	-
	Glossary		
PC4.46	Page 133	Delete reference to LGYH as this organisation no longer has responsibility for providing a regional planning vision for Local Authorities.	-

Unique Ref No. URN	Paragraph / Policy	Change Proposed	Potentially More than a Minor Change?
PC4.47	Page 136	Delete 'The Government has published proposals to abolish Yorkshire Forward in 2012. A new Local Economic Partnership is being set up for the Leeds, City Region', and replace with ' Yorkshire Forward is being abolished in 2012. Local Economic Partnerships are being established in the Leeds City Region and in North Yorkshire and York ', for greater accuracy.	-
PC5.53	Affordable housing	Replace definition with the following: "Currently, PPS3 (June 2011) states that affordable housing includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. This may be amended by subsequent national guidance."	-
PC5.54	Annual Monitoring Report	Delete "to the Secretary of State"	-
PC5.55	Plan period	Change 2026 to 2027	-
PC5.56	Site Allocations DPD	Change 2026 to 2027	-
	Proposal Map		
PC5.57	Proposals Map	Delete reference to those saved policies in the Selby District Local Plan which are replaced by the Core Strategy from the Proposals Map.	-

Appendices

- Appendix 1 Proposed New CPXX (Green Belt) and supporting text
- Appendix 2 Proposed revised CP2 (The Scale and Distribution of Housing)
- Appendix 3 Replacement Figure 9 (Housing Trajectory chart)
- Appendix 4 Proposed revised CP3 (Managing Housing Land Supply) and supporting text

Appendix 1 Proposed New Green Belt Policy

Policy CPXX: Green Belt

- 4.29a The District is covered by parts of both the West Yorkshire and York Green Belts¹. One of the functions of the Green Belt is to prevent the coalescence of settlements, for example by preserving the open countryside gap between Sherburn in Elmet and South Milford. National planning guidance² stresses the importance of protecting the open character of Green Belt, and ‘inappropriate’ forms of development as expressed in higher order policy will be resisted unless very special circumstances can be demonstrated.
- 4.29b The area covered by Green Belt is defined on the Proposals Map. For the avoidance of doubt, the boundary line shown on the Proposals map is included in the Green Belt designation. Where there are different versions of maps that contradict one another, the most up to date map from the Council’s GIS system has authority.

Major Developed Sites in the Green Belt

- 4.29c The existence of established businesses and infrastructure already present in the Green Belt area are constrained from otherwise legitimate development by the designation. The Council is sympathetic to such cases and recognises that these sites are at risk from being unable to develop. The Council wishes to support local businesses, retain existing jobs and promote new jobs, so it proposes to allocate “*Major Developed Sites in the Green Belt*” in accordance with national guidance.
- 4.29d Such sites are not removed from the Green Belt, but planning applications for limited infilling development will be considered favourably where the development is in accordance with national guidance and essential for retention or expansion of the core business/use, there is a strong economic justification, and the impact upon the Green Belt is minimal. Such a designation will enable sustainable economic growth in the interests of the economy, but the Council will resist change of use to non-employment uses.
- 4.29e A range of Major Developed Sites in the Green Belt are identified in the Selby District Local Plan Policy GB3 and also shown on the Proposals Map.
- Byram cum Sutton WWTW
 - Bilbrough Top roadside service area
 - Former Bacon Factory Site, Sherburn-in-Elmet

¹ See Figure 6 Key Diagram for indication of extent of Green Belt

² Currently “PPG2: Green Belts”, but may be replaced by NPPF

- Papyrus Works, Newton Kyme
- Tadcaster Grammar School
- Triesse Vulcan Works, Church Fenton

4.29f The Core Strategy Policy CPXX (Green Belt) supersedes the SDLP Green Belt policies, including GB3 on Major Developed Sites. However, the SDLP Proposals Map where these sites are defined remains unchanged, and therefore Policy CPXX will apply to those sites. The Site Allocations Development Plan Document will review these Major Developed Sites and may identify and designate additional Major Developed Sites in the Green Belt.

Green Belt Review

4.29g RSS Policy YH9: Green Belts of the Yorkshire and Humber states that “*localised reviews of the Green Belt boundaries may be necessary in some places to deliver the Core Approach and Sub Area policies*”. The Council considers that only in exceptional circumstances where there is an overriding need to accommodate what would otherwise be inappropriate development, which cannot be met elsewhere and where Green Belt land offers the most sustainable option, will land be taken out of the Green Belt. The Green Belt review may also consider identifying areas of safeguarded land to facilitate future growth beyond the plan period.

4.29h The text accompanying Core Strategy Policy CP3 notes the land supply issue at Tadcaster and other locations which has limited the potential delivery of housing in otherwise very sustainable locations. The Council is seeking to protect the settlement hierarchy and considers that the most sustainable option is to ensure that the Principal Town and Local Service Centres meet their own needs. This is especially true in Tadcaster where it is vitally important in order to deliver the Core Strategy Vision, Aims and Objectives to meet local needs and support the health and regeneration of the town.

4.29i The overriding objective to accommodate development where it is needed to support the local economy (alongside other town centre regeneration schemes) cannot take place elsewhere in the District and still have the same effect on securing Tadcaster’s longer term health. Core Strategy Policies CP2 and CP3 seek to bring land forward in most sustainable locations within Development Limits in Tadcaster, but the Core Strategy must be pragmatic, flexible and future-proofed. Therefore, if land remains unavailable and other options explored for facilitating delivery fail, the Council must consider an alternative sustainable option.

4.29j The Council therefore considers that this offers the exceptional circumstances that justify a need to strategically assess growth options across the Green Belt.

4.29k Such a review would seek to ensure that only land that meets the purposes and objectives of Green Belt is designated as Green Belt – it would not be an exercise to introduce unnecessary additional controls over land by expanding the Green Belt for its own sake.

Similarly, the review would not seek to remove land from the Green Belt where it is perceived simply to be a nuisance to obtaining planning permission. The review may also address anomalies such as (but not exclusively) cartographic errors and updates in response to planning approvals, reconsider “washed over” villages against Green Belt objectives, and consider simplifying the on-the-ground identification of Green Belt boundaries by following logical physical features.

- 4.29l The review would be carried out in accordance with up to date national policy and involve all stakeholders, and take into consideration the need for growth alongside the need to protect the openness of the District. It would examine Green Belt areas for their suitability in terms of the purpose of Green Belt;
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.29m Further, the review would consider the contribution towards the objectives of Green Belt;
- to provide opportunities for access to the open countryside for the urban population;
 - to provide opportunities for outdoor sport and outdoor recreation near urban areas;
 - to retain attractive landscapes, and enhance landscapes, near to where people live;
 - to improve damaged and derelict land around towns;
 - to secure nature conservation interest; and
 - to retain land in agricultural, forestry and related uses.
- 4.29n The review may also consider
- the relationship between urban and rural fringe; and
 - the degree of physical and visual separation of settlements
- 4.29o This could supply a schedule of areas for further investigation where sites may be considered for suitability for development and subject to a sustainability assessment. This may consider other policy/strategy designations such as existing Local Plan 2005, sustainability criteria such as accessibility to services, facilities and public transport, and also flood risk. A lower-order DPD may then identify land for development, and/or safeguarding to facilitate development beyond the plan period and avoid a further Green

Belt review in the future.

- 4.29p Additional detail and a comprehensive review programme may be developed by a Review Panel made up of interested parties (similar to the existing SHLAA³ Panel).

Policy CPXX Green Belt

- A. Those areas covered by Green Belt are defined on the Proposals Map.**

B.	In accordance with higher order policies, within the defined Green Belt, planning permission will not be granted for inappropriate development unless the applicant has demonstrated that very special circumstances exist to justify why permission should be granted.
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- C. Within Major Developed Sites in the Green Belt (as defined on the Proposals Map), some limited infilling and/or, redevelopment to support economic development of existing uses will be permitted in line with higher order policies.**

- D. To ensure the Green Belt boundaries endure in the long term, a review of the Green Belt will be undertaken through a lower order DPD. The purposes of the review will be to:**

- 1. address anomalies**
- 2. review washed over villages**
- 3. establish boundaries along strong physical features**
- 4. ensure that there is sufficient land available to meet development requirements throughout the Plan period for allocations, and the need for growth beyond the Plan period by identifying Safeguarded Land.**

- E. Under Criterion D4 (above), land may be taken out of the Green Belt only in exceptional circumstances, where**

- 1. there is an over-riding need to deliver the Vision, Aims and Objectives of the Core Strategy by accommodating the housing development identified in the established settlement hierarchy as set out in CP2, and/or employment development identified in CP9, and**
- 2. where such need cannot be met on non-Green Belt land, or where Green Belt land offers a significantly more sustainable option overall.**

- F. Any sites considered for removal from the Green Belt under Criterion D4 (above) will be subject to a sustainability appraisal and assessed for their impact upon the following issues (non-exhaustive):**

- any other relevant policy/strategy; and**

³ Strategic Housing Land Availability Assessment.

- **flood risk; and**
- **nature conservation; and**
- **impact upon heritage assets; and**
- **impact upon landscape character; and**
- **appropriate access to services and facilities; and**
- **appropriate access to public transport.**

Appendix 2 Proposed Revised Policy CP2**Policy CP2 The Scale and Distribution of Housing**

A. Provision will be made for the delivery of 450 dwellings per annum and associated infrastructure in the period up to March 2027 phased as follows

2011/12 – 2016/17 400 dpa

2017/18 – 2021/22 460 dpa

2022/23 – 2026/27 500 dpa

B. After taking account of current commitments, housing land allocations will be required to provide for a target of 5340 dwellings between 2011 and 2027, distributed as follows:

(Rounded Figures)	%	Minimum require't 16 yrs total 2011-2027	dpa	Existing PPs 31.03.11*	New Allocations needed (dw)	% of new allocations
Selby**	51	3700	230	1150	2500	47
Sherburn	11	790	50	70	700	13
Tadcaster	7	500	30	140	360	7
Designated Service Villages	29	2000	130	290	1780	33
Secondary Villages***	2	170	10	170	-	-
*****Total	100	7200*****	450	1820	5340	100

* Commitments have been reduced by 10% to allow for non-delivery.

** Corresponds with the Contiguous Selby Urban Area and does not include the adjacent villages of Barlby, Osgodby, Brayton and Thorpe Willoughby.

*** Contribution from existing commitments only.

**** Target Land Supply Provision (450 dwellings per annum x 16 years)

***** Totals may not sum due to rounding

C. In order to accommodate the scale of growth required at Selby 1000 dwellings will be delivered through a mixed use urban

extension to the east of the town, in the period up to 2027, in accordance with Policy CP2A. Smaller scale sites within and/or adjacent to the boundary of the Contiguous Urban Area of Selby to accommodate a further 1500 dwellings will be identified through a Site Allocations DPD.

- D. Options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered in Site Allocations DPD.**
- E. Allocations will be sought in the most sustainable villages (Designated Service Villages) where local need is established through a Strategic Housing Market Assessment and/or other local information. Specific sites will be identified through Site Allocations DPD.**

Appendix 3 Replacement Figure 9



Appendix 4 Proposed Revised Policy CP3**Policy CP3 Managing Housing Land Supply**

5.44a Government policy requires the Council to maintain a supply of housing land over a number of years. PPS3 sets out a 5-year supply, but this may change within the Plan period. Therefore the Council will refer to a “Supply Period” which will reflect the prevailing timescale in up to date national policy/guidance.

5.44b PPS3 indicates that sites included in the Supply Period should be deliverable by being available, suitable and achievable. The assessment of allocated sites to be brought forward into the Supply Period will take account of the following criteria:

- the need to provide a continuous supply of land to meet the annual housing requirement for the District;
- the need to demonstrate a supply of deliverable sites over a Supply Period;
- the need to enable indicative annual requirements for individual settlements/settlement groups to be met;
- the relative sustainability of sites within settlements;
- the need to maximise the use of previously developed land;
- the need to adopt a sequential approach to flood risk; and
- the availability of the necessary infrastructure to enable delivery.

Meeting the Previously Developed Land Target

5.44c Previously developed land (PDL) is a resource the availability of which cannot be manufactured – only facilitated. PPS3 sets out a requirement to identify a local target for the development of PDL. PPS3 states that the rate at which previously developed land is being utilised should be monitored against a local target

5.44d The Core Strategy target is 40%. Further details of the PDL target are provided in Appendix 1. The likelihood of the cumulative average percentage for PDL usage falling below the target will be identified as early as possible.

5.44e In this event the Council will consider taking one or more of the following actions:

- Facilitating land assembly by finding alternative sites for existing users or by compulsory purchase where no other alternative exists.
- Restricting planning permissions on greenfield sites provided these are not required to meet overall housing delivery.
- Reviewing the Allocations DPD with the specific aim of investigating further PDL sites.

5.44f No action is required in the case of the previously developed land target being exceeded.

Maintaining delivery of housing in the Plan period

- 5.44g The Council will monitor the delivery of housing across the District and ensure that the quantum of housing as well as the spatial distribution of housing is consistent with the Core Strategy. Where delivery is failing or weak, the Council will investigate the causes of the under performance and take appropriate remedial action.
- 5.44h The Council will consider the delivery under performing when it is less than the annual target for a continual 3 year period. This will allow for natural fluctuations in delivery but signal where intervention is necessary over a longer period without leaving it too late to act in later years of the plan period. The spatial distribution of delivery is also important, and if delivery is weak over a 3-year period in the Principal Town and/or Local Service Centres then action may be taken. The Council will also ensure that there are sufficient sites available in the Supply Period to continue delivery.
- 5.44i The Site Allocations DPD will encourage delivery by only introducing site phasing where it is necessary due to technical constraints; therefore there should be no artificial constraints on the supply of land. If delivery is still failing then the Council will assess the underlying causes and act appropriately to remedy the situation. This may involve simple measure such as negotiating and/or arbitration with partners to overcome impasses, or more complex measures such as exploring joint funding options, facilitating land assembly, or by using its statutory powers such as compulsory purchase of land.

Spatial Delivery of CP2

- 5.44j The SHLAA indicates that across the District there is ample available land to accommodate the quantum of development set out in the Core Strategy. However, the spatial distribution of such sites is more limited in some parts of the District which may affect the delivery of housing targets. The spatial distribution is also a key aim of the Core Strategy and so the Council must also take steps to ensure that delivery is spatially appropriate as well as sufficient in numbers. Therefore the Council will monitor development in each settlement to ensure that delivery is consistent with the overall distribution set out in Policy CP2.
- 5.44k Specifically in Tadcaster, land ownership issues have limited the potential delivery of housing in an otherwise very sustainable location. The existing population is disadvantaged through this lack of growth; there has been a loss in population in Tadcaster and the town's sustainability will continue to suffer if the situation does not improve. The RCLS09⁴ shows that Tadcaster is significantly under performing: it is notable that Tadcaster Town Centre is under-represented in terms of both convenience and comparison floorspace. -The amount of vacant floorspace at nearly 13% is higher in Tadcaster than a national average of less than 10%. The Council considers that reasonable housing (and employment)

⁴ Selby Retail, Leisure and Cultural Study, October 2009 by Drivers Jonas

development alongside other town centre regeneration proposals may help reverse the decline.

- 5.44l The Council considers that the sustainability of Tadcaster and its need for growth, together with the lack of available land (due to ownership issues) would constitute the exceptional circumstances required to undertake a Green Belt review. Although the Green Belt only restricts the western side of the town, land within the Limit to Development, and land adjacent to the Limit to Development on the east, has been confirmed as unavailable for the plan period. Therefore it is reasonable to reconsider the Green Belt around Tadcaster (and other areas) to facilitate sustainable growth in this plan period and to safeguard land for future plan periods through the Site Allocations DPD. Policy CPXX deals with this issue.
- 5.44m The Site Allocations DPD will provide more detail on the location of future allocations to meet the housing requirement. Policy CP3 below demonstrates how the supply represented in the DPD will be managed to ensure a plentiful choice throughout the Supply Period.
- Interim arrangements for maintaining the housing land supply**
- 5.44n Prior to the adoption of the Site Allocations DPD, the housing land Supply Period will be maintained by drawing on Phase 2 allocations identified in Policy H2 of the Selby District Local Plan, which have been released by the Council under the provisions of saved SDLP Policy H2A. Those policies are saved until superseded by the Site Allocations DPD.
- 5.44o The Council's monitoring process will identify any shortfall, which occurs, or is considered highly likely to occur within the subsequent year, in the Supply Period of deliverable sites, and may take action to facilitate delivery.

Policy CP3 Managing Housing Land Supply

- A. The Council will ensure the provision of housing is broadly in line with the annual housing target and distribution under Policy CP2 by:**
- 1. monitoring the delivery of housing across the District**
 - 2. identifying land supply issues which are causing or which may result in significant under-delivery of performance and/or which threaten the achievement of the Vision, Aims and Objectives of the Core Strategy**
 - 3. investigating necessary remedial action to tackle under-performance of housing delivery.**
- 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. Delivery which does not accord with the distribution specified in Policy CP2 with particular emphasis on delivery in the Principal Town and Local Service Centres**

over a continuous 3 year period; or

- 3. Situations in which the housing land supply is less than the required Supply Period as defined by latest Government policy.**

C. Remedial action is defined as investigating the underlying causes and identifying options to facilitate delivery of allocated sites in the Site Allocations DPD by (but not limited to):

- 1. arbitration, negotiation and facilitation between key players in the development industry; or**
- 2. facilitating land assembly by assisting the finding of alternative sites for existing users; or**
- 3. identifying possible methods of establishing funding to facilitate development; or**
- 4. identifying opportunities for the use of statutory powers such as Compulsory Purchase Orders**

D. In advance of the SADPD being adopted, those allocated sites identified in saved Policy H2 of the Selby District Local Plan will contribute to housing land supply.

Appendix Showing Revised Figures for Figures 7 and 8
(PC5.11 and PC3.4)

Figure 7 Distribution of Planned New Housing Development

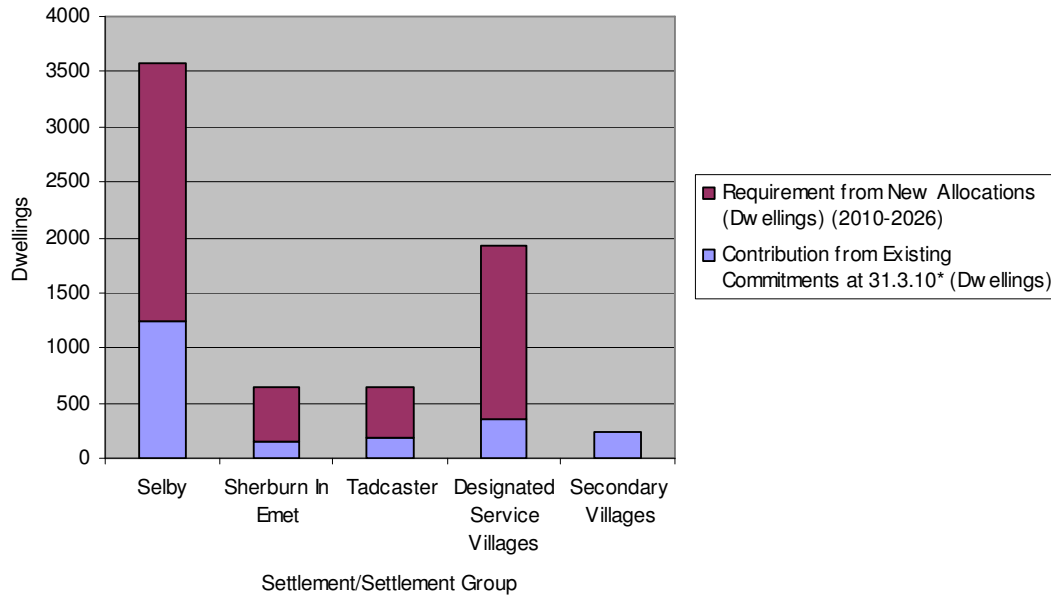
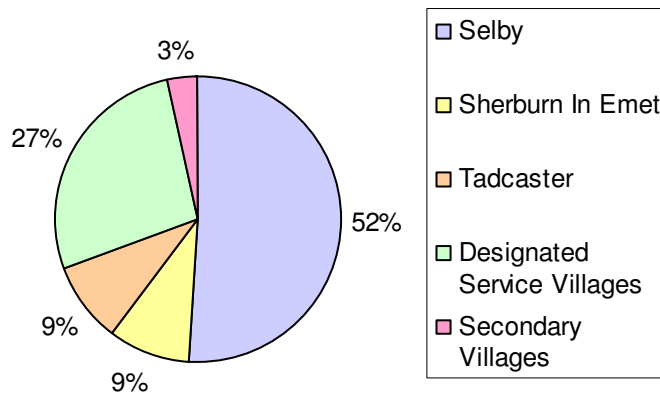


Figure 8 Proportion of Housing Development by Location

(PC3.4 and PC5.16)

Total Minimum Requirement 2010-2026 (Dwellings)



PC4.6 superseded by PC5.26**Policy CP2 — The Scale and Distribution of Housing**

A. Provision will be made for the delivery of 440 dwellings per annum and associated infrastructure in the period up to 2026. After taking account of current commitments, housing land allocations will be required to provide for a target of 4864 4,870 dwellings between 2010 and 2026, distributed as follows:

Settlement / Settlement Group	Minimum Requirement %	Minimum Requirement Number 2010—2026	Indicative Total Annual Delivery Target	Contribution from Existing Commitments at 31.3.10*	New Allocations (dw)	New Allocation %
Selby**	51	3580	220	1240	2340	48.0
Sherburn-in-Elmet	9	650	40	150	500	10.3
Tadcaster	9	650	40	190	460	9.4
Designated Service Villages	28	1930	120	360	1570	32.2
Secondary Villages***	3	230	20	240	0	0.0
Totals	100	****7040	440	2180	4870	100

* — Commitments have been reduced by 10% to allow for non-delivery.

** — Corresponds with the Contiguous Selby Urban Area and does not include the adjacent villages of Barlby, Osgodby, Brayton and Thorpe Willoughby.

*** — Contribution from existing commitments only.

**** — Target Land Supply Provision (440 dwellings per annum x 16 years)

B. In order to accommodate the scale of growth required at Selby 1,000 dwellings and 23 ha of employment land will be delivered through an urban extension to the east of the town, in the period up to 2026, in accordance with Policy CP2A. Smaller scale sites within and/or adjacent to the boundary of the Contiguous Urban Area of Selby to accommodate a further 1,350 1,340 dwellings will be identified through a Site Allocations DPD.

C. Options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered in a Site Allocations DPD.

D. Allocations will be sought in the most sustainable villages (Designated Service Villages) where local need is established through a Strategic Housing Market Assessment and/or other local information. Specific sites will be identified through a Site Allocations DPD.