

CS/CD2f

Selby District Submission Draft Core Strategy

Sixth Set of Proposed Changes

(Main Modifications and Additional Modifications)

to the Submission Draft Core Strategy (SDCS)

Appendices

7 June 2012



Appendices

Appendix 1	New Neighbourhood Plan text in chapter 1
Appendix 2	DTC new text to chapter 2
Appendix 3	New text and Policy LP1 presumption in favour of sustainable development and text
Appendix 4	Revised text and Policy CPXX
Appendix 5	Amended paragraph 5.28 re windfalls
Appendix 6	Amended boundary of CP2A
Appendix 7	Revised paragraphs and Policy CP3
Appendix 8	Revised paragraphs and Policy CP7
Appendix 9	Revised paragraph and Policy CP8
Appendix 10	Revised Policy CP9
Appendix 11	Revised Policy CP16

NB.

6th set of changes in purple

Red and Blue font colour indicates previous Proposed Changes

Appendix 1

Add the following new paragraphs after paragraph 1.5

Neighbourhood Plans

- 1.5a Neighbourhood Plans are prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area. The scope of neighbourhood plans is provided in NPPF and policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.
- 1.5b Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Parishes and neighbourhood forums can use neighbourhood planning to, for example identify for special protection green areas of particular importance to them and include community-led initiatives for renewable and low carbon energy. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.
- 1.5c The Council will consider making Community Right to Build Orders and Neighbourhood Development Orders. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. Where such an order is in, Parish Councils and neighbourhood forums can grant planning permission for a specific development proposals or classes of development and no further planning permission is required for development which falls within its scope
- 1.5d The Council will take a positive and collaborative approach to enable development to be brought forward under such an Order, including working with communities to identify and resolve key issues before applications are submitted.

Appendix 2

New DTC TEXT to add to start of Chapter 2

Duty to Cooperate

- A The Localism Act 2011 is clear that public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities to deliver: the homes and jobs needed in the area; retail, leisure and other commercial development; infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); the provision of health, security, community and cultural infrastructure and other local facilities; and climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscaping.
- B The National Planning Policy Framework (NPPF) paragraphs 178 to 182 set out the requirements for planning strategically across local boundaries.
- C Selby District Council has been working on the Core Strategy document since 2005, within the context of the Yorkshire and Humber Plan Regional Spatial Strategy (adopted 2005) which provided the mechanism for ensuring cross-boundary working. The Core Strategy generally conforms to RSS and the status of RSS and the Councils' position are explained in an explanatory note at the beginning of the Core Strategy.
- D As set out in the Consultation Statement, the Council has continually consulted on the Core Strategy, and at each stage of the process, SDC consulted all its neighbouring LPAs and public bodies.
- E In addition to preparation under the RSS, the Core Strategy was subject to the Sustainability Appraisal process as an integral part of the plan preparation process which considers strategic issues. The development of the Infrastructure Delivery Plan, alongside the Core Strategy took account of cross-boundary impacts through involving cooperation with public bodies that have a wider-than-District role.
- F In preparing its evidence base and supporting documents (such as Infrastructure Delivery Plan) the Council has complied with the NPPF which states that the Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities; and that local planning authorities should also work collaboratively with private sector bodies, utility and infrastructure providers.

- G Since the government's announcement of the intended revocation of RSS, there have been wider national and regional changes outside the control of the Council. LPAs in the region have sought to establish both informal and formal working relationships in order to tackle cross-boundary issues through regional spatial planning in both the sub regions of Leeds City Region (LCR) and North Yorkshire and York (NY&Y) (Selby District falls within both sub regions) to demonstrate that the Core Strategy is compliant with the strategic priorities agreed with neighbours.
- H The LCR Interim Spatial Strategy (ISS), to which all LPAs in the LCR are signed up, takes forward the key strategic policies from the RSS. Local Government for North Yorkshire and York agreed the "NY&Y Sub Regional Strategy" in 2011 but this hasn't been formally approved.
- I In terms of emerging methods of cooperation, the Council has been actively involved in a wide range of vehicles for cooperation including: LCR Leaders Board; LCR Local Enterprise Partnership; York, North Yorkshire and East Riding Local Enterprise Partnership; North Yorkshire Development Plans Forum; York Sub Area Joint Infrastructure Working Forum; and Duty to Cooperate Working Group LCR
- J These are both informal and formal structures where cross-boundary issues are raised and approaches decided in order to ensure cooperation between the LPAs in the region, including the spatial planning aspects of the work of the LEPs. The Leeds city region partnership is also the LEP.
- K Whilst housing numbers and strategic priorities have been agreed in the RSS and strategic priorities in the region taken forward in principle through the ISS; regional arrangements are not yet at a stage where formal joint planning is established, nor are specific housing numbers agreed across borders. One of the reasons for this is that neighbouring LPAs are at different stages in developing their Local Development Frameworks
- L It has therefore not been possible to work with and agree housing numbers with our neighbours. Instead the Council considers that cross boundary issues have been taken into account because :
- The methodology of re-assessing housing numbers in the light of ONS/CLG population and household projections is based on best practice in the light of local evidence and taking into account migration, household size and economic

- The ONS population projection figures take into account migration across borders so already cross boundary impacts are reflected in figures
- The Council cooperated with public bodies on infrastructure requirements
- The method used for re-assessment of the District housing requirement is not inconsistent with approaches of neighbours
- Neighbouring LPAs recognise that because of this further work it is apparent that Core Strategy is catering for Selby District's own requirements
- Most neighbouring LPAs have also done similar exercises and are catering for their own needs

- M The Council has considered cross boundary impacts of housing growth on and from neighbouring authorities as set out in Background Papers taking into account views of adjoining LPAs and formally consulting on revised housing target in January 2012. Neighbouring LPAs have confirmed the above and that the level of growth would not have a significant impact on at least two planning areas.
- N The Core Strategy includes a strategic policy to review Green Belt and only consider boundary alterations of those settlements within SDC if exceptional circumstances can be demonstrated (it is not a wholesale review of the West Yorkshire and York Green Belts). This approach conforms to Policy YH9 of the RSS (specifically part D) and is compliant with the NPPF. The LCR Interim Strategy Statement signs up to the principle of Green Belt review through its endorsement of YH9. Adjoining LPAs consider that the Core Strategy green belt policy does not raise any strategic implications. When the review is triggered full cooperation with relevant bodies will commence.
- O Overall the Council has fulfilled its duty to cooperate on all cross boundary issues in developing the plan (not limited to the issues highlighted above). This cooperation has ensured that Selby District and the neighbouring authorities can meet their own and common objectives within the umbrella of understanding the relationships between the authority areas.

Appendix 3

Presumption in favour of sustainable development

Add new reasoned justification and policy:

- 3.6 The National Planning Policy Framework (March 2012) states that Local Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (paragraphs 14 and 15 of the NPPF).
- 3.7 The presumption in favour of sustainable development is a thread that runs through the Core Strategy which is a place based and people focused approach to develop communities in a sustainable way; both meeting development needs of the District balanced against adverse impacts. Section 2 of the Core Strategy highlights the key issues for the District as meeting development needs, moderating unsustainable travel patterns, concentrating growth in the Selby area, providing affordable housing, and developing the economy. The Vision, Aims and Objectives and the policies in the Core Strategy seek to establish the presumption in favour of sustainable development and provide the framework for local implementation of that presumption.
- 3.8 In addition to the suite of policies the following over-arching policy is included in the Core Strategy.
- 3.9 The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined

LP1 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Local Plan [Footnote 1] (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date (as defined by the NPPF) at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- **Specific policies in that Framework indicate that development should be restricted.”**

“Footnote 1

The ‘Local Plan’ comprises the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. It includes the Core Strategy and other planning policies which under the regulations would be considered to be development plan documents. The term includes old policies which have been saved under the 2004 Act.”

[Explanatory Note - This therefore includes the SDLP which was prepared under the Town and Country Planning Act 1990 and policies saved under the 2004 Act on adoption in 2005 and then ‘extended’ on 8 February 2008 by Direction of the Secretary of State under the 2004 Act until such time as superseded. It also includes the RSS until abolished by Order using powers taken in the Localism Act]

Appendix 4

Revised text and Policy CPXX Green Belt

4.39a The District is covered by parts of both the West Yorkshire and York Green Belts. 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 guidance **The NPPF** 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.

4.39b 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

~~4.39c 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.~~

~~4.39d 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.~~

~~4.39e 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~~
- ~~• Billbrough Top roadside service area~~
- ~~• Former Bacon Factory Site, Sherburn in Elmet~~
- ~~• Papyrus Works, Newton Kyme~~
- ~~• Tadcaster Grammar School~~
- ~~• Triesse Vulcan Works, Church Fenton~~

~~4.39f 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

- 4.39g 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 **or** and where Green Belt land offers the most sustainable option, **would** ~~will~~ land be **considered for taking** ~~taken~~ out of the Green Belt. **The A** Green Belt review may also consider identifying areas of safeguarded land to facilitate future growth beyond the plan period.
- 4.39h 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 **and other sustainable DSVs in the settlement hierarchy** meet their own needs **in accordance with NPPF Para 85 “ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development”**. 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.
- 4.39i 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 **and other settlements’** longer term health. Core Strategy Policies CP2 and CP3 seek to bring land forward in the most sustainable locations within Development Limits in Tadcaster, **Sherburn and the other sustainable DSVs. The current, 2011 SHLAA generally demonstrates sufficient sites to achieve this, however** ~~but~~ the Core Strategy must be pragmatic, flexible and future-proofed. Therefore, if ~~land remains unavailable~~ **sites are not forthcoming** and other options ~~explored~~ for facilitating delivery fail, the Council must consider an alternative sustainable option.
- 4.39j The Council therefore considers that this offers the exceptional circumstances that justify a need to strategically assess **the District’s** growth options across the Green Belt.

- 4.39k 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 **all the** Green Belt boundaries by ~~following logical physical features~~ **identifying physical features that are readily recognisable and likely to be permanent.**
- 4.39l 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 **in accordance with NPPF**;
- ~~• 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.~~
- 4.39m ~~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.~~
- 4.39n The review may also consider
- the relationship between urban and rural fringe; and
 - the degree of physical and visual separation of settlements
- 4.39o 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. **The Green Belt review and Sustainability Appraisal would then undergo public consultation.** ~~A lower order~~ **The Sites Allocation** DPD may then identify land for development **during the plan period. It may also safeguard land** ~~and/or safeguarding~~ to facilitate development beyond the plan period and avoid a further Green Belt review in the future.

4.39p Additional detail and a comprehensive review programme may be developed by a Review Panel made up of interested parties (similar to the existing Strategic Housing Land Availability Assessment 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.
- 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~~ **the Sites Allocation** DPD. The purposes of the review will be to:
 - 1. address anomalies
 - 2. review ‘washed over’ **and ‘inset’** villages
 - 3. **establish define** boundaries **clearly using along strong physical features-physical features that are readily recognisable and likely to be permanent**
 - 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 in the Site Allocation DPD 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 removal of land from the Green Belt land offers a significantly more sustainable option overall.~~

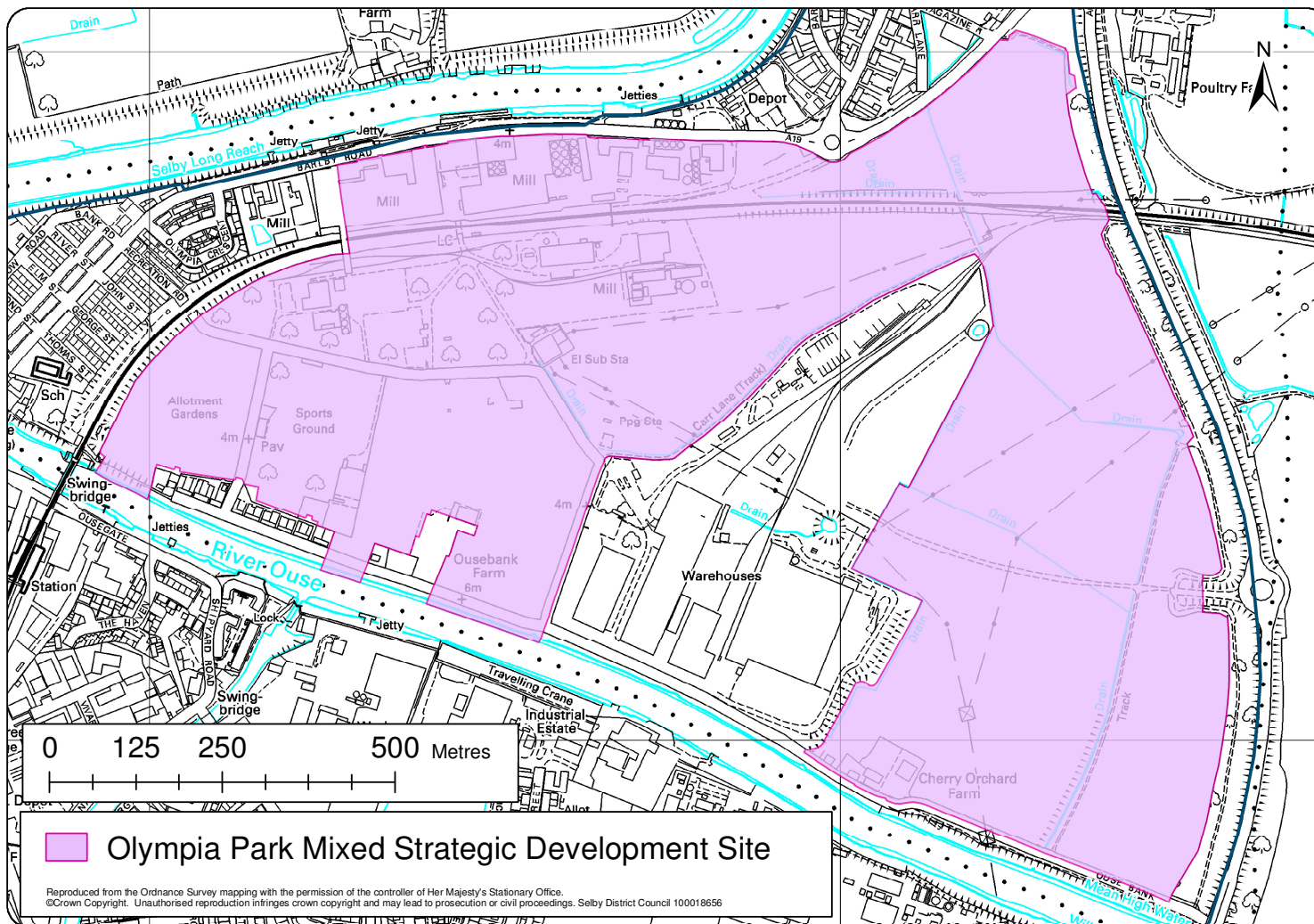
- E** Under Criterion D4 (above), the SADPD may in exceptional circumstances remove land from the Green Belt and allocate it to deliver the Policies, Vision, Aims and Objectives of the Core Strategy by accommodating the identified development needs in the established settlement hierarchy, where such need cannot be met on non-Green Belt land, or where removal of land from the Green Belt offers a significantly more sustainable option overall. Safeguarded land may also be identified to secure options for delivery in future plans.
- F.** Any sites considered for removal from the Green Belt under Criterion D4 (above) will be subject to public consultation and a sustainability appraisal, and assessed for their impact upon the following issues (non-exhaustive):
- any other relevant policy/strategy; and
 - 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 5

Amended paragraph 5.28 – windfalls explanation

- 5.28 The Council defines windfall as all development that comes forward on non-allocated sites. Windfall development typically takes the form of rounding off or infilling on undeveloped land including garden curtilages, or redevelopment of previously developed land. However, windfall development generally cannot be predicted with a high degree of certainty.
- 5.28a Windfalls have been a significant source of housing land supply in recent years. Over the period 2004/05 to 2010/11 windfalls accounted for around 69% of completions which held back the release of allocated sites because the Council was always able to demonstrate a healthy 5-years supply of housing land.
- 5.28b However, the supply of windfalls fluctuates significantly year on year and in the same period (2004/05 to 2010/11), the windfall element of completions varied from 57.7% in 2010/11 to 91.6% in 2005/06. Further to this unpredictability of number, recent changes in the definition of PDL may reduce the likelihood of windfall delivery. The Council cannot therefore be sure of the contribution that windfalls could make to the overall target.
- 5.28c In addition to the uncertainty, the NPPF does not allow Councils to make an allowance for windfalls to deliver their overall housing target (paragraph 48 says that an allowance for windfalls can be made in the 5 year supply). The SHLAA 2011 shows sufficient land available to accommodate the quantum of development in CP2, and so to ensure certainty and deliverability the SADPD will allocate sufficient land to accommodate all of the housing target. Any windfalls will simply add to the District's overall housing completions.
- 5.28d However, over the Core Strategy Period to 2027, windfalls are expected to continue to contribute to *some* level to the delivery of housing. Once windfalls become (deliverable) commitments they may be reflected in future monitoring assessments (the 5 year supply) and taken into account when reviewing the need to allocate land in accordance with Policy CP3.

Appendix 6 - Revised Map 6 to show minor amendments to boundary for clarity



Appendix 7

Revised Policy CP3 and supporting text changes

- 5.55a To facilitate Tadcaster's own growth in light of the potential land availability issue, the Site Allocation DPD will seek to allocate additional sites in and around the town to provide maximum flexibility. Sites will be in three phases, with sufficient land to meet the quantum of delivery set out in Policy CP2 in each phase. Phase 1 sites will be released immediately upon adoption of the SADPD.
- 5.55b If after 5 years Phase 1 sites have not delivered at least a third of their expected yield, then a second phase of sites shall be released. This should provide sufficient time for development to be brought forward having regard for the depressed market and reasonable development timescales.
- 5.55c Should delivery still be frustrated after three years from release of Phase 2, (which is consistent with other monitoring and intervention policies), then it will be necessary to provide for the overall quantum of development elsewhere in the District. To do this, a third phase of sites will be identified in the settlement hierarchy. Phase 3 will only be released if Phase 1 and Phase 2 sites together have not delivered at least 50% of their expected combined yield after 3 years of the release of Phase 2. The Council may also assess options for the purchase of land and/or review its assets to facilitate the availability of sites.
- 5.55d In the event that land ownership problems continue and prevent delivery of Phase 1 and 2, then the Council will consider an early review of the Local Plan¹ in accordance with Para 153 of NPPF, and consider alternative delivery methods such as an Area Action Plan and/or Neighbourhood Plan, or other relevant approach.
- 5.55e This multi-layered approach to ensuring delivery of the Core Strategy should ensure that each settlement succeeds in delivering its own housing need.

¹ The 'Local Plan' comprises the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. It includes the Core Strategy and other planning policies which under the regulations would be considered to be development plan documents. The term includes old policies which have been saved under the 2004 Act.

	Policy CP3 Managing Housing Land Supply
A.	<p>The Council will ensure the provision of housing is broadly in line with the annual housing target and distribution under Policy CP2 by:</p> <ol style="list-style-type: none"> 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.	<p>Under-performance is defined as:</p> <ol style="list-style-type: none"> 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 2. Situations in which the housing land supply is less than the required Supply Period as defined by latest Government policy.
C.	<p>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):</p> <ol style="list-style-type: none"> 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. Identify opportunities for the Council to purchase and/or develop land in partnership with a developer.
CC.	<p>In Tadcaster, due to the potential land availability constraint on delivery, the Site Allocation DPD will allocate land to accommodate the quantum of development set out in Policy CP2 in three phases as follows:</p> <p>Phase 1: the preferred sites in/on the edge of Tadcaster which may include Green Belt releases in accordance with Policy CPXX. Phase 1 will be released on adoption of the SADPD.</p>

	<p>Phase 2: a second choice of preferred sites in/on the edge of Tadcaster which may include Green Belt releases in accordance with Policy CPXX. Phase 2 will only be released in the event that Phase 1 is not at least one third completed after 5 years following the release of Phase 1.</p> <p>Phase 3: a range of sites in/on the edge of settlements in accordance with the hierarchy in Policy CP1 and which may include Green Belt releases in accordance with Policy CPXX. Phase 3 will only be released after 3 years following release of Phase 2 and only in the event that the combined delivery of Phase 1 and Phase 2 is less than 50% of the target yield</p>
D.	In advance of the Site Allocations DPD being adopted, those allocated sites identified in saved Policy H2 of the Selby District Local Plan will contribute to housing land supply.
C/E.	In the event of a shortfall in the cumulative target (identified in Policy CP1) for the provision of housing on previously developed land being identified, or anticipated, the Council will take remedial action wherever opportunities can be identified to do so.

Appendix 8

Travellers Policy CP7

Delete existing text and policy and replace with the following:

Travellers

Introduction

- 5.99 Core Strategy Objective 5 recognises the requirement to provide housing to meet the needs of all sections of the community. Current evidence suggests that there is also a need to make appropriate provision for travellers that is made up of Gypsies, Travellers and show people who live in or travel through Selby District
- 5.100 The Government advises through the National Planning Policy for Traveller Sites (March 2012) that Local Plan should provide criteria for the location of sites as a guide for future site allocations. The guidance provided in the NPPF is considered to be sufficient for a high level policy so it is not necessary to repeat those provisions in the Core Strategy. In terms of allocating sites, the SADPD will devise an appropriate site selection methodology once a long-term need is established.

Context

- 5.101 The evidence base provided by the RSS is a regional study of accommodation needs undertaken in 2006 which indicated a shortfall of 57 pitches in North Yorkshire. The RSS notes that the figures were to be superseded by the findings of local Gypsy and Traveller Accommodation Assessments (GTAAs).

Relevant Strategic Objectives

3, 4, 5, 6, 8, 9 and 17

- 5.102 Current authorised provision to accommodate travellers in the District consists of two County Council Owned sites (Common Lane, Burn and Racecourse Lane, Carlton) providing a combined total of 26 pitches, and one private site (Flaxley Road, Selby) which has the potential to provide up to 54 pitches, although it is not solely for traveller use. All of the sites are known to be at capacity, and the Council is investigating the level of demand to be met locally in partnership with the County Council.
- 5.103 Although not recognised as a distinct ethnic group, Showpeople travel extensively and therefore live almost exclusively in wagons. During the winter months these are parked up in what was traditionally known as 'winter quarters', although some family members now often occupy these yards all year round. Showmen

have different needs than those of other travellers and as such are considered separately in needs assessments. However, in considering planning applications and site allocations, the same broad considerations inform decisions – in line with the national guidance.

- 5.104 The North Yorkshire GTAA (accepted by the Council in 2010)² sets out a figure for need, but that needs updating to reflect the NPPF requirement for maintaining a 5 year supply of sites. It is intended to allocate (a) new site(s)/pitch(es)/plot(s) for travellers through the Site Allocations DPD. The precise site size and location will be identified using up to date guidance and through consultation with travellers, and other stakeholders. Where no specific parcels of land can be identified, the Council may consider setting out broad locations for growth.
- 5.105 “Windfall” applications for traveller sites/pitches/plots may also be submitted from time to time (ie not on planned-for sites). These applications will be assessed on their own merits in accordance with tests set out in national policy, and other local policies such as CPXX Green Belt, as appropriate. Applications will be considered fairly having regard for cultural and ethnic needs and aspirations, and balancing those with the needs and aspirations of the settled community and local capacity in services and facilities to accommodate such development.
- 5.106 All traveller development will be considered on the basis of the policy in conjunction with up to date needs assessments and Government guidance³. The Government guidance sets out detailed Development Management criteria and so it is unnecessary to repeat that in CP7. Those criteria include issues such as: the inappropriateness of Green Belt locations, the flood risk sequential test, integration with neighbouring land uses and communities, limiting disruption to amenity, sustainable access to local services and facilities where there is capacity, local character such as existing land use, topography, landscape, wildlife and historic assets and to ensure a high quality development, provide appropriate access, parking and on-site amenity for residents, and ensuring any on-site employment uses are compatible with residential and neighbouring uses.

² Gypsy and Traveller Accommodation Assessment North Yorkshire Sub-region – 2007/8, ARC4 May 2008

³ Planning for travellers, DCLG, March 2012 www.communities.gov.uk

Policy CP7 Travellers

- A. In order to provide a lawful settled base to negate unauthorised encampments elsewhere, the Council will establish at least a 5-year supply of deliverable sites and broad locations for growth to accommodate additional traveller sites/pitches/plots required through a Site Allocations DPD, in line with the findings of up to date assessments or other robust evidence.**
- B. Rural Exception Sites that provide traveller accommodation in perpetuity will be considered in accordance with CP6. Such sites will be for residential use only.**
- C. Other applications for traveller development will be determined in accordance with national policy.**

Appendix 9

Infrastructure Provision CP8 revised text and policy

- 5.123 The Council is committed to ensuring that appropriate infrastructure is provided to meet the needs of new development. ~~and the first document produced as part of the new Local Development Framework was a Developer Contributions Supplementary Planning Document (SPD). The document sets out the Council's current policy with regard to i~~ Infrastructure provision and the way this will be implemented through requirements on the developer or, where appropriate, partnership arrangements between the Council, the appropriate providing body and the developer **shall be established locally in the SADPD and/or, Infrastructure Delivery Plan, and/or through obligations placed on planning permissions (including through any charging schedule that is developed (such as CIL)). Until such mechanisms are in place the Council will base negotiations on its existing Developer Contributions Supplementary Planning Document (SPD)⁴.**

Policy CP8 Access to Services, Community Facilities and Infrastructure

~~Infrastructure and community facilities needed in connection with new development must be in place or provided in phase with development.~~

Where infrastructure and community facilities are to be implemented in connection with new development, it should be in place or provided in phase with development and scheme viability. (PC4.21 incorporating PC4.22, PC4.23 and PC2.10 (superseded by PC4.21)).

~~Where provision on-site is not appropriate, off-site provision or a financial contribution towards it will be sought.~~ **Infrastructure and community facilities should be provided on site, but where this is technically unachievable, or not appropriate for other justified reasons, off-site provision or a financial contribution towards infrastructure and community facilities will be sought.**

In all circumstances opportunities to protect, enhance and better join up existing Green Infrastructure, as well

⁴ Developer Contributions Supplementary Planning Guidance, Selby District Council, March 2007
http://www.selby.gov.uk/service_main.asp?menuid=99&pageid=14&id=1560

as creating new Green Infrastructure will be strongly encouraged, in addition to the incorporation of other measures to mitigate or minimise the consequences of development.

These provisions will be secured through conditions attached to the grant of planning permission and/or through planning obligations, ~~taking account of requirements set out in future supplementary planning documents,~~ including those set out in an up to date charging mechanism.

Appendix 10

Revised Policy CP9

Policy CP9 Scale and Distribution of Economic Growth

Support will be given to developing and revitalising the local economy **in all areas** by:

A. Scale and Distribution

1. Providing for an additional 37 – 52 ha of employment land **across the District** in the period up to ~~2026~~ **2027 (PC5.42)**,
2. ~~Providing for including~~ **23 ha of employment land** as part of a ~~mixed strategic housing / employment expansion~~ **the Olympia Park mixed strategic housing/employment site (PC1.35)** to the east of Selby to meet the needs of both incoming and existing employment uses.
3. The precise **scale and** location of smaller sites in Selby, Tadcaster, Sherburn in Elmet and rural areas will be **informed by an up-to-date Employment Land Availability Assessment and** determined through a Site Allocation DPD.
4. Giving priority to higher value business, professional and financial services and other growth sector jobs, particularly in Selby Town Centre and in high quality environments close to Selby by-pass.
5. **Encouraging re-use of premises and intensification of employment sites to accommodate finance and insurance sector businesses and Encouraging high value knowledge based activities in Tadcaster.**

B. Strategic Development Management

1. Supporting the more efficient use of existing employment sites and premises within defined Development Limits through modernisation of existing premises, expansion, redevelopment, re-use, and intensification.
 2. Safeguarding ~~existing~~ **Established Employment Areas (PC3.11)** and allocated sites **unless it can be demonstrated that there is no reasonable prospect of a site being used for that purpose.**
- ~~vi) Encouraging rural diversification in line with Policy CP10.~~
3. Promoting opportunities relating to recreation and leisure uses.

C. Rural Economy

Developments which bring local employment opportunities or sustainable economic growth or expansion of businesses and enterprise in rural areas will be supported, including:

- 1. Supporting** The development of activities and re-use of existing buildings directly linked to existing rail infrastructure at the former Gascoigne Wood surface mine.
- 2. Supporting** The re-use of **buildings and infrastructure on (PC4.24)** former mine sites and other commercial premises outside Development Limits, with economic activities appropriate to their countryside location, including tourism, recreation, research, and low-carbon/renewable energy generation.
- ~~**12. Supporting development and farm diversification in accordance with Policy CP10**~~
- 3. The diversification of agriculture and other land based rural businesses.**
- 4. Sustainable rural tourism and leisure developments, small scale rural offices or other small scale rural development, conversion of existing buildings and well designed new buildings**
- 5. The retention of local services and supporting development and expansion of local services and facilities in accordance with Policy CP11.**

Development should not harm the rural character of the area, be appropriate in scale and type to a rural location, and positively contribute to the amenity of the locality.

Appendix 11

Revised Policy CP16 Design Quality

Policy CP16 Design Quality

Proposals for all new development will be expected to contribute to **enhancing community cohesion by** achieving high quality design and have regard to the local character, identity and context of its surroundings including historic townscapes, settlement patterns and the open countryside.

Where appropriate schemes should take account of design codes and Neighbourhood Plans to inform good design.

Both residential and non-residential development should meet the following key requirements:

- aa) Make the best, most efficient use of land without compromising local distinctiveness, character and form.**
- a) Positively contribute to an area's identity and heritage in terms of scale, density and layout;
- b) Be accessible to all users and easy to get to and move through;
- c) **Create rights of way or improve them to make them more attractive to users, and facilitate sustainable access modes, including public transport, cycling and walking which minimise conflicts;**
- d) Incorporate new and existing landscaping as an integral part of the design of schemes, including off-site landscaping for large sites and sites on the edge of settlements **where appropriate (PC4.41);**
- e) Promote access to **open spaces and green infrastructure to support community gatherings and active lifestyles which contribute to the health and social well-being of the local community;**
- f) Have public and private spaces that are clearly distinguished, safe **and secure**, attractive and which complement the built form;
- g) **Minimise the risk of crime or fear of crime, particularly through active frontages and natural surveillance;**
- h) Create **mixed use** places with variety and choice that compliment one another to encourage integrated living, and
- i) Adopt sustainable construction principles in

accordance with Policies CP12 and CP13.

- j) Preventing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, light or noise pollution or land instability.**

~~Unless it can be demonstrated that it is not practicable or viable, all new housing developments should:~~

- ~~i. Reflect 'Lifetime Neighbourhood' principles⁵ (PC2.18), and~~
- ~~ii. Achieve the 'Very Good' standard of the 'Building for Life' assessment, and~~
- ~~iii. Be constructed to Lifetime Homes Standards in order to provide adaptable homes, which meet the long term changing needs of occupiers.~~

Development schemes should seek to reflect the principles of nationally recognised design benchmarks to ensure that the best quality of design is achieved. (PC4.42)

⁵ <http://www.lifetimehomes.org.uk/pages/home.html> (PC2.18)