

ANNEXES

Annex A	CPXX and text
Annex B	CP1 (Escrick and Fairburn)
Annex C	CP1A
Annex D	CP2, text on windfalls and trajectory
Annex E	CP6 and text
Annex F	CP9 and text
Annex G	CP14

KEY TO NOTATIONS

7th Set changes shown in **yellow highlight**.

All 7 Sets of Proposed Changes use the following protocol:

Main Modification is denoted by **RED TEXT**

Additional Modification is denoted by **BLUE TEXT**.

ANNEX A - Proposed Revised Policy CPXX post-September 2012 EIP

NOTES:

Paragraphs 4.39a-p were introduced by PC5.6 as a main modification to replace SDCS Paras 4.37-4.39

PC6.19 removed supporting text and policy references to Major Developed Sites in the Green Belt. For ease of reading, those deletions are not shown below.

Only the **yellow highlighted** sections are subject to consultation and all the changes in the text as part of the 7th Set of PCs are Additional Modifications.

The only Main Modification is a rewording in the policy for clarification in the light of debate at the EIP.

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 (PC6.20) stresses the importance of protecting the open character of Green Belt, and **that** 'inappropriate' forms of development ~~as expressed in higher order policy (PC6.20)~~ 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.

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 NPPF states that Green Belt boundaries should only be altered in exceptional circumstances, as part of the Local Plan process, and that any review of boundaries should take account of the need to promote sustainable patterns of development.** ~~The Council considers that only in exceptional circumstances where there is an overriding need to accommodate what would otherwise be inappropriate development, and or (PC6.20) where Green Belt land offers the most sustainable option, would will (PC6.20) land be considered for taking taken (PC6.20) out of the Green Belt. The A (PC6.20) 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~~ (PC6.20) ~~other sustainable~~ DSVs in (PC6.20) the settlement hierarchy (PC6.20) ~~meet their own needs~~ provide for the appropriate level of growth in accordance with NPPF Para 85 “*ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development*”. (PC6.20) 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’~~ (PC6.20) longer term health. Core Strategy Policies CP2 and CP3 seek to bring land forward in the most sustainable locations within Development Limits in ~~Selby~~, Tadcaster, ~~Sherburn and the other~~ ~~sustainable~~ DSVs. The current, 2011 SHLAA generally demonstrates sufficient sites to achieve this, however ~~but~~ (PC6.20) the Core Strategy must be pragmatic, flexible and future-proofed. Therefore, ~~if land remains unavailable sites are not forthcoming~~ (PC6.20) ~~delivered~~ and other options ~~explored~~ (PC6.20) for facilitating delivery fail, the Council must consider an alternative sustainable option.
- 4.39j Thus the need for a Green Belt review is most likely to arise if sufficient deliverable / developable land outside the Green Belt cannot be found in those settlements to which development is directed in accordance with the settlement hierarchy ~~and~~ if development in alternative, non Green Belt settlements / locations is a significantly less sustainable option (because the needs of the particular settlement to which the development is directed outweigh ~~both~~ the loss of Green Belt land and any opportunity for that development to take place on non-Green Belt land elsewhere). A Green Belt review may also consider identifying areas of Safeguarded Land to facilitate future growth beyond the Plan period. The Council ~~therefore~~ considers that this ~~offers~~ constitutes the exceptional circumstances that justify a need to strategically assess the District’s (PC6.20) 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. (PC6.20)

- 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 the NPPF. (PC6.20)
- 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 be subject to a Sustainability Appraisal 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, heritage assets, landscape character, nature conservation and also flood risk. The Green Belt review and Sustainability Appraisal would then undergo public consultation. (PC6.20)
- 4.39oo ~~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.~~
- The Local Plan will be the mechanism to respond to the Review and establish a robust Green Belt that should not need to be amended for many years. It will:
- Define the Green Belt boundary using landmarks and features that are easily identifiable on a map and on the ground.
 - Review those settlements that are 'washed over' by Green Belt and those that are 'inset' (i.e. where Green Belt surrounds the village but the village itself is not defined as Green Belt).
 - Allocate sites to deliver the development needs in this Plan period
 - Identify areas of Safeguarded Land that are not to be developed in this Plan period, but that give options for future plans to consider allocations.
- 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 Stakeholder Working Group).

Policy CPXX Green Belt

- A. Those areas covered by Green Belt are defined on the Proposals Map.
- B. In accordance with ~~the NPPF 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. (PC6.19)~~

Replace D and E with new C and D as follows

- C.** Green Belt boundaries will only be altered in exceptional circumstances through the Local Plan. Exceptional circumstances may exist where:
- (i) there is a compelling need to accommodate development in a particular settlement to deliver the aims of the settlement hierarchy, and
 - (ii) in that settlement, sufficient land to meet the identified needs is not available outside the Green Belt, and
 - (iii) removal of land from the Green Belt would represent a significantly more sustainable solution than development elsewhere on non-Green Belt land.
- D.** To ensure that Green Belt boundaries endure in the long term, any Green Belt review through the Local Plan will:
- (i) define boundaries clearly using physical features that are readily recognisable and likely to be permanent
 - (ii) review washed-over villages
 - (iii) ensure that there is sufficient land available to meet development requirements throughout the Plan period and identify safeguarded land to facilitate development beyond the Plan period.
- E. Any ~~sites considered for removal from amendments to the~~ Green Belt ~~under Criterion C (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

[Was F]

- impact upon heritage assets; and
- impact upon landscape character; and
- appropriate access to services and facilities; and
- appropriate access to public transport.

Annex B Proposed Change to CP1, Part A, (a)
Annotation of Green Belt villages and Fairburn deleted

A. The location of future development within Selby District will be based on the following principles:

a) The majority of new development will be directed to the towns and more sustainable villages depending on their future role as employment, retail and service centres, the level of local housing need, and particular environmental, flood risk and infrastructure constraints

- Selby as the Principal Town will be the focus for new housing, employment, retail, commercial, and leisure facilities.
- Sherburn in Elmet ² and Tadcaster ² are designated as Local Service Centres where further housing, employment, retail, commercial and leisure growth will take place appropriate to the size and role of each settlement.
- The following Designated Service Villages have some scope for additional residential and small-scale employment growth to support rural sustainability and in the case of Barlby/Osgodby, Brayton and Thorpe Willoughby to complement growth in Selby.

Appleton Roebuck	Hambleton
Barlby/Osgodby ¹	Hemingbrough
Brayton	Kellington
Byram/Brotherton ^{1, 2}	Monk Fryston/Hillam ^{1, 2}
Carlton	North Duffield
Cawood	Riccall
Church Fenton	South Milford ²
Eggborough/Whitley ^{1, 2}	Thorpe Willoughby
Escrick (PC6.32) ²	Ulleskelf
Fairburn	

Notes:

1 Villages with close links and shared facilities

2 These settlements are to varying degrees constrained by Green Belt. It will be for any Green Belt review, undertaken in accordance with Policy CPXX, to determine whether land may be removed from the Green Belt for development purposes.

ANNEX C - Proposed revised Policy CP1A post-September 2012 EIP

Policy CP1A Management of Residential Development in Settlements

- a) In order to ensure that ~~speculative (windfall) housing~~ **development on non-allocated sites (PC1.23)** contributes to sustainable development and the continued evolution of viable communities, the following types of residential development will be acceptable in principle, within Development Limits: in different settlement types, as follows:
- In Selby, Sherburn in Elmet, Tadcaster and Designated Service Villages – conversions, replacement dwellings, redevelopment of previously developed land, and appropriate scale development on greenfield land (including **garden land and** conversion/redevelopment of farmsteads).
 - In Secondary Villages – conversions, replacement dwellings, redevelopment of previously developed land, filling of small linear gaps in otherwise built up residential frontages, and conversion/redevelopment of farmsteads.
- b) Proposals for the conversion and/or redevelopment of farmsteads to residential use within Development Limits will be treated on their merits according to the following principles:
- Priority will be given to the sympathetic conversion of traditional buildings which conserves the existing character of the site and buildings
 - Redevelopment of modern buildings and sympathetic development on farmyards and open areas may be acceptable where this improves the appearance of the area and
 - Proposals must ~~contribute to the form and character~~ **relate sensitively to the existing form and character (PC1.22)** of the village
- c) In all cases proposals will be expected to protect local amenity, to preserve and enhance the character of the local area, and to comply with normal planning considerations, with full regard taken of the principles contained in **Design Codes (e.g. Village Design Statements)**, where available.
- d) Appropriate scale will be assessed in relation to the density, character and form of the local area and should be appropriate to the role and function of the **village settlement** within the **settlement** hierarchy.
- e) All proposals in villages washed over by Green Belt must accord with national Green Belt policy.

Annex D

Re-formatted housing section of Core Strategy to explain windfalls and delivery

(includes re-ordering and revised text for CP2 and CP3 as well as CP2A taken out of the middle plus new 'technical' appendix)

[grey para numbers for ease of reference]

- 5.24 Policy CP2 sets out the indicative target for new housing delivery for individual settlements or groups of settlements, having regard to the principles set out above. It also translates this figure into a target need for new housing allocations, after taking account of the amount of deliverable commitments in each area¹ (PC5.20) The targets are minimum requirements. (PC6.37) (More detail on the evidence base available and the analysis undertaken is provided in a background paper².)
- 5.25 The selection of housing allocations within a Site Allocations **Local Plan DPD**, or other site specific proposals documents, will have regard to:
- the annual housing requirement;
 - the sequential priorities listed in Policy CP1
 - the level of deliverable commitments in each settlement
 - the relative suitability and deliverability of the site taking into account an appraisal of its relative sustainability compared with potential alternatives.
- 5.26 Where necessary the Council will explore pro-active measures such as negotiating with landowners, and Compulsory Purchase Order procedures, in order to secure an appropriate supply of housing land (see also Policy CP3) (PC6.38). This may include localised Green Belt reviews as indicated in Section 4 and Policy CPXX (Green Belt) (PC5.21).
- 5.27 **PPS3 The NPPF** requires **LDFs Local Plans** to be drawn up over an appropriate time scale, preferably a 15-year time horizon **plan housing provision for 15 years from the date of adoption by identifying sufficient specific, deliverable sites to meet the requirement for at least the first ten years. Where possible land should also be identified for the final five years of the plan otherwise broad areas for future growth should be indicated.** This Core Strategy covers the period up until ~~2026~~ 2027 (PC5.22), which will be 15 years from anticipated adoption in ~~2011~~ 2012 (PC5.23).

Note - see 5.44a for up date in relation to NPPF and supply issues

¹ The figures in the Policy CP2 have been rounded to reflect the strategic nature of the policy. (PC5.20)

² Background paper No. 3 Housing Distribution Options

- 5.27a Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.
- 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, the precise level of 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. In 2011 however, all the SDLP Phase 2 sites were released to boost the 5 year supply.
- 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, except for garden land can be made in the 5 year supply). The most up to date 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. (PC6.39)
- 5.28b The Site Allocations Local Plan will allocate sufficient land to meet the housing target. At the baseline date of 2011, there are about 1820 existing outstanding permissions which will contribute to the housing target in the Core Strategy, as set out in the table in Policy
- 5.30

CP2. The remainder (the majority) will be allocated in the Site Allocations Local Plan. ~~The most up to date SHLAA (2011) shows sufficient land available to accommodate the quantum of development in Policy CP2.~~

5.28c
5.31 Over the Core Strategy Period to 2027, contributions from non-allocated sites will continue to provide a reliable source of supply. In the light of both past delivery rates and opportunities for future contributions from such sites, it is estimated that these will contribute to overall housing supply within a range of 105 and 170 dwellings per annum above the 450 dpa target, from around 2016. The table in Policy CP2 and the housing trajectory diagram show a figure of a minimum of about 105 dpa as the expected contribution from these as yet 'unknown windfall' sites on top of the 450 dpa planned-for homes.³

5.28d
5.32 Between the Core Strategy being adopted and the Site Allocations Local Plan adoption, the 450 dpa target will be delivered from planning permissions on existing allocated SDLP Phase 2 sites (released in 2011 to boost supply) and other existing commitments ('known windfalls'), as well as a significant contribution from the Strategic Development Site at Olympia Park in Selby which is released on adoption of the Core Strategy.

5.28e
5.33 At the Site Allocations Local Plan stage, existing, deliverable commitments from the 5 year land supply will be taken into account when reviewing the amount of land to be allocated and establishing a new baseline date.

5.28f
5.34 Therefore, on adoption of the Site Allocations Local Plan, the strategy plans for³ the 450 dpa target to be made up of:

- existing deliverable commitments from the 5 year supply (known deliverable and viable sites), and
- the remainder (the majority) made up of new allocations

5.28g
5.35 In addition, a minimum of 105 dpa are the unknown 'windfalls' which are expected to be delivered over and above the 450 dpa target (a reasoned assumption based on the past 7 years' windfall figures). These provide additional flexibility to significantly boost housing supply and surpass the minimum need identified.

Phasing

5.40
5.36 Whilst this document provides a strategic overview of future housing provision, it is not appropriate for it to include full details of all deliverable sites over the next ten to fifteen years. This information will be set out in a Site Allocations Local Plan DPD. ~~However, review of evidence on scale of housing over the plan period⁴ highlighted that there is a case for planning for a rate of housing delivery that is lower~~

³ See also text below at Policy CP3 and Appendix x for further explanation

⁴ ARUP Scale of Housing Growth in Selby (Nov 2011 and April 2012) (PC5.30)

~~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. (PC5.30) (PC6.40)~~

5.41 In broad terms however, (PC5.31) It is anticipated that existing commitments, together with those Phase 2 sites which do not prejudice the emerging (PC4.8) Core Strategy, or decisions more appropriately made through a Site Allocations **Local Plan DPD**, will be more than adequate to provide land for the first five years of the Strategy (2011—2016) (2012-2017) (PC5.32). Decisions for the 5—10 **6-10 (PC3.7)** year supply will emerge from the Site Allocations **Local Plan DPD which is expected to be adopted** by **2013 2015**. The proposed Olympia Park Strategic Development Site has the potential to progress to early implementation of Phase 1, and the major housing scheme at Staynor Hall, Selby will continue to contribute significantly **through over** the second five year **period**. ~~The Site Allocations DPD will indicate priorities for the release of smaller sites. The timing of release of sites will have regard to the relative requirements between settlements as set out in Policy CP2 and the need to respond in accordance with the plan, monitor and manage approach advocated in PPS3. Policy CP3 in the next section provides a framework for this.~~

5.28h **Policy CP3 sets out how the housing land will be managed to ensure the provision of housing is in line with the annual target, setting out remedial action if underperformance is identified through annual monitoring.**

5.38

Policy CP2 The Scale and Distribution of Housing

A. Provision will be made for the delivery of **a minimum 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 31.03.11¹	New Allocations needed (dw)	% of new allocations
Selby ²	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 ³	2	170	10	170	-	-
Total⁴	100	7200⁵	450⁶	1820	5340	100

Notes

- 1 Commitments have been reduced by 10% to allow for non-delivery.
- 2 Corresponds with the Contiguous Selby Urban Area and does not include the adjacent villages of Barby, Osgodby, Brayton and Thorpe Willoughby.
- 3 Contribution from existing commitments only.
- 4 Totals may not sum due to rounding
- 5 Target Land Supply Provision (450 dwellings per annum x 16 years) See also Policy CP3 for explanation about phasing of sites and redistribution of housing growth in the event of a shortfall in delivery at Tadcaster. (PC6.41)
- 6 450 dpa is the minimum to be provided on 'planned-for' sites (target completions). These 'planned-for' sites comprise both the existing planning permissions at the time of the site allocations plan, and new allocations. In addition to the planned-for 450 dpa target, additional development will take place on other non-planned (windfall) sites which will significantly boost housing completions. Based on the weakest performance of recent years this will be at least 105 dpa, and may be much higher.

- C.** In order to accommodate the scale of growth required at Selby 1000 dwellings ~~and 23 ha of employment land~~ 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 **the** Site Allocations **part of the Local Plan -DPD**.
- D.** Options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered in **the** Site Allocations **part of the Local Plan -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 **the** Site Allocations **part of the Local Plan -DPD**
- (PC5.26 incorporating PC3.5 and PC4.6)**

Managing Housing Land Supply

~~Meeting Delivery Targets~~

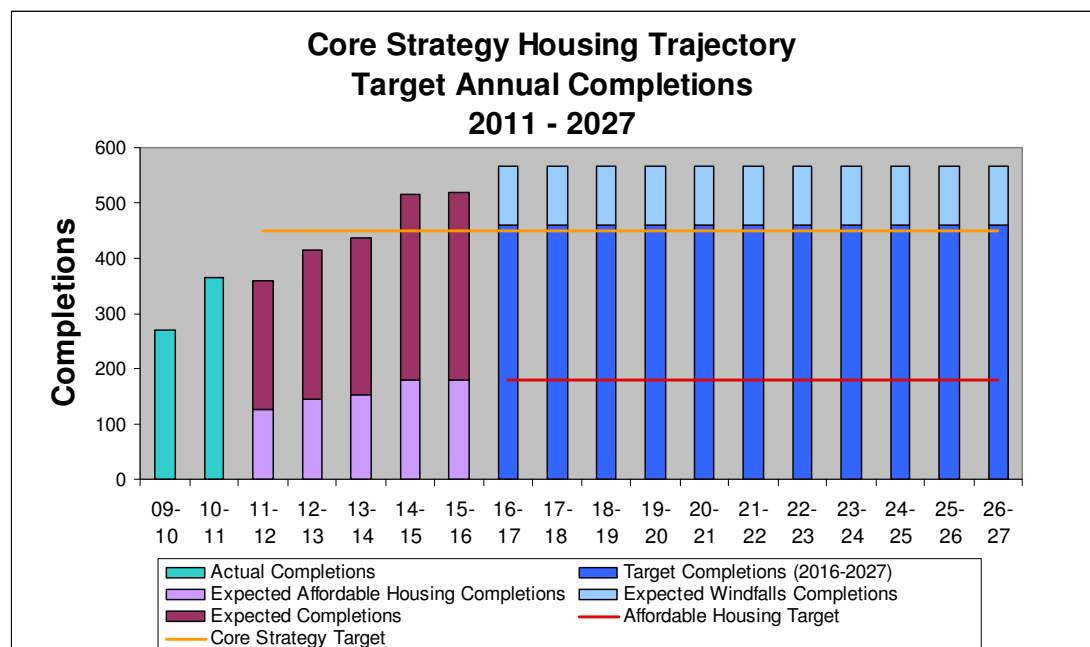
- 5.39 The NPPF requires that local planning authorities illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy describing how they will maintain delivery of a five-year supply of housing land to meet their housing target. Policy CP2 sets out how the Council will ensure sufficient land is provided to meet and exceed the overall minimum housing land requirement, through the Site Allocations Local Plan. Policy CP3 provides the mechanism for ensuring a 5-year housing land supply through monitoring and managing the delivery of the annual target.
- 5.42 In order to help manage the supply of housing sites, a housing trajectory ~~is will be~~ maintained **and updated through the Annual Monitoring Report** which compares the required annual housing rate, with recent and projected delivery. ~~The trajectory will be updated annually in the Annual Monitoring Report, which will~~ **That** monitors annual progress towards meeting the housing requirement over the Plan Period. The Annual Monitoring Report will also measure progress towards meeting the indicative requirements for the different settlement groups.
- 5.43 The housing trajectory below indicates the housing delivery necessary

5.41 to achieve 440 450 (PC5.33) dwellings per annum between 2010 2011 (PC5.33) and 2026 2027 (PC5.33). It acknowledges the current dip in the housing market and the consequential lower rates of delivery since 2008. The lower delivery rates have occurred despite little or no change in the land supply, indicating that financial circumstances have been the principal cause. 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).

However, delivery in 2009/10 was, 23% higher than in 2008/2009 and a continued gradual improvement in trading conditions has been forecast in the trajectory over the next five years with a delivery rate of 455 dpa being anticipated from 2014 onwards. Thereafter it is intended to manage delivery at approximately that level through the continued provision of a five year land supply. 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)⁵. (PC6.45) 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). (PC6.45) (PC5.34)

Figure 9 Housing Trajectory

Amended Figure 9



⁵ ARUP Scale of Housing Growth in Selby (November 2011) (PC5.34)

[Original paras 5.44 to 5.52 deleted by PC5.36]

5 Year 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.~~ The NPPF requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% or 20% buffer (if there has been a record of persistent under delivery of housing). An annual review of the supply sites and the appropriate buffer will be established through the Council's Annual Monitoring Report. ~~Therefore the Council will refer to a "Supply Period" which will reflect the prevailing timescale in up to date national policy/guidance.~~ (PC6.46)

5.44b ~~PPS3~~ The NPPF indicates that sites included in the 5 year housing land supply ~~Supply Period~~ should be deliverable (by being available, suitable, ~~and~~ achievable ~~and~~ viable). The assessment of allocated sites to be brought forward into the 5 year housing land supply ~~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 5 year period ~~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.

Interim arrangements for maintaining the housing land supply

5.44n ~~Moved from end of section~~ Prior to the adoption of the Site Allocations ~~DPD Local Plan~~, the 5-year housing land ~~supply 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. ~~These policies Policy H2 is~~ ~~are~~ saved until superseded by the Site Allocations ~~Local Plan 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 housing land Supply Period of deliverable sites, and may take action to facilitate delivery.~~ (PC5.36)

Maintaining delivery of housing in the Plan period

5.44g Policy CP2 (and reasoned justification) above sets out how sites are allocated to deliver the housing needs and the trajectory describes the expected delivery pattern. Appendix x provide further background to the delivery scenarios including the contributions from windfalls.

5.45

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.

Ultimately, 'delivery' is the quantum of homes built. The Council will seek to ensure delivery, by providing sufficient housing land (through allocating enough deliverable sites in the Site Allocations Local Plan and maintaining a 5-year supply) and keep a check on actual delivery by homebuilders through monitoring of completions in the AMR.

5.44h Where delivery is failing or weak, the Council will investigate the causes of the under performance and take appropriate remedial action in accordance with Policy CP3; which defines under-performance as:

5.46

1. Delivery which falls short of the quantum expected in the annual target over a continuous 3 year period; or

2. Where there is less than a 5 year housing land supply

~~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 3-year 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 Local Plan 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.

5.47

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

5.48

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
5.49 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 RCLS09⁶ 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) development alongside other town centre regeneration proposals may help reverse the decline.
- 5.44l
5.50 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 **Local Plan DPD**. Policy CPXX deals with this issue.
- 5.44m
5.51 The Site Allocations **Local Plan 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 **Site Allocations Local Plan DPD** will be managed to ensure a plentiful choice throughout the **Plan Supply** Period.
- 5.55a
5.52 ~~To facilitate Tadcaster's own growth~~ **To facilitate the appropriate level of growth in Tadcaster (PC7.17)**, in light of the potential land availability issue, the Site Allocation **Local Plan 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 **Site Allocations Local Plan SADPD**.
- 5.55b
5.53 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

⁶ Selby Retail, **Commercial and Leisure and Cultural** Study, October 2009 by Drivers Jonas

development timescales.

5.55c
5.54 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 Plan⁷ 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
5.55 This multi-layered approach to ensuring delivery of the Core Strategy should ensure that each settlement succeeds in delivering its own housing need appropriate level of growth. (PC6.51)

[Original CP3 amended by PC6.51 (and incorporating other PCs as follows)]

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. Situations in which the Where there is less than a 5 year housing land supply is less than the required Supply Period as defined by latest Government policy.

⁷ 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.

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~~
Identify opportunities for the Council to purchase and/or develop land in partnership with a developer. (PC6.51)**

CC. 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:

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.

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.

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 (PC6.51)

~~G/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. (PC6.51)~~

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.

(PC5.37 incorporating [PC4.9](#), [PC4.10](#) and [PC4.11](#))

~~*Meeting the* Previously Developed Land *Target Indicator*~~

- 5.53 ~~Previously developed land (PDL) is a resource whose availability cannot be manufactured – only facilitated. The rate at which previously developed land is being utilised will be monitored and the likelihood of the cumulative average percentage for PDL usage falling below the 40% target will be identified as early as possible. **5.56** against an indicator of 40%. (PC6.47) Details of the PDL Trajectory are provided in Appendix 1.~~
- 5.54 ~~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. (PC6.48)~~
- 5.55 ~~No action is required in the case of the previously developed land target being exceeded. (PC6.49)~~

Annex D continued

New Appendix X Housing Delivery and Windfalls

1. Policy CP2 sets out that the District housing requirement will be made up of both the existing planning permissions (at the base date), and new allocations (that will form the bulk of delivery) in the Site Allocations Local Plan.
2. Any windfalls which have been built in the intervening period between the adoption of the Core Strategy and Site Allocations Local Plan (anticipated to be adopted by 2015) are not part of the supply calculation in Policy CP2. These are simply considered as additional completions which are monitored through the Annual Monitoring Report (AMR) to measure annual delivery against the annual target and inform the actions in Policy CP3.
3. The Site Allocations Local Plan will allocate sufficient deliverable land (suitable, achievable and viable sites) to meet the District housing target. New allocations will be made for *at least* the net requirement of dwellings once the existing planning permissions from the 5-year supply at the time of the Site Allocations Local Plan have been taken into account.
4. Only those permissions known at the time of determining allocations will be counted towards the 'planned-for' development to meet the 450 dpa target. Any further planning permissions after the base date will be counted as additional contributions (unknown windfalls) to housing supply on top of the 450 dpa requirement. There will not be a re-adjustment to the base line through the remaining plan period, thus, all planning permissions that are not identified at the Site Allocations Local Plan base date and are not on new allocated sites will be classed as "unknown windfall" on top of the 450 dpa.
5. It is difficult to guarantee at this stage, the precise sources of the 450 dpa annual target throughout the plan period, until the actual delivery is checked through annual monitoring. Once the allocations are known at the Site Allocations Local Plan stage, the implementation strategy can be more clearly established. However, it is expected that, as outlined above, the early delivery of housing (2011-2015) will be through the existing 5-year housing land supply (based date 2011); from outstanding, deliverable permissions and existing Phase 2 Allocations from the saved SDLP and a substantial contribution to supply will be provided by the Strategic Development Site at Olympia Park.
6. From 2015 (the anticipated adoption of the Site Allocations Local Plan), the contributions from the Strategic Development Site and new allocations will increasingly become the main source of delivery.
7. 'Known windfalls' will, and 'unknown windfalls' may contribute to the delivery of the housing target of 450 dpa in some years until the new

allocations in the Site Allocations Local Plan begin delivering homes. From that time (after 2015), the delivery from 'known windfalls' will gradually diminish as those sites are built out and delivery from new allocations will form the full source of supply to meet the 450 dpa target over the remaining plan period. The 'unknown windfalls' will continue to contribute towards overall housing supply on top of the 450 dpa target. Only if delivery from the allocated sites falls below the 450 dpa target will the 'unknown windfalls' contribute to meeting a shortfall rather than providing an additional amount. However, this scenario is highly unlikely to prevail because the Site Allocations Local Plan will only allocate genuinely deliverable sites and Policy CP3 contains the mechanisms to respond to delivery under-performance picked up through annual monitoring. Therefore, the 450dpa target will be achieved, and with significant windfall on top of that target when viewed across the life of the Core Strategy rather than looking at each year in isolation.

Windfall Data

8. The Core Strategy assumes that 'unknown windfalls' in the order of 105-170 dwellings per year will contribute to housing delivery on top of the 450 dpa target. This is based on the following assessment:
9. In line with Para 48 of NPPF, any allowance should be realistic (not include residential gardens) having regard to:
 - (i) historic windfall delivery rates
 - (ii) the Strategic Housing Land Availability Assessment
 - (iii) expected future trends
- i) historic windfall delivery rates
10. The table below provides windfall data for the past 7 years and shows that historically the annual windfall delivery rates have contributed significantly to the overall housing delivery but have fluctuated year on year.

Table 1 District Wide

				Figures for all non-allocated sites (includes GF and PDL)				Figures for only those non-allocated sites which are also PDL	
	1	2	3	4	5	6	7	8	9
Period	Completions total	Completions on allocated sites	% of completions On allocated sites	Completions on all other sites (windfall)	% of Completions on all other sites (windfall)	All completions on PDL	% of all completions on PDL	Of windfalls, how many on PDL*	% of windfall completions on PDL
2010-11	366	155	42.3	211	57.7	181	49.5	174	82.5
2009-10	270	107	39.6	163	60.4	125	46.3	117	71.8
2008-09	222	59	26.6	163	73.1	154	69.4	146	89.6
2007-08	583	240	41.2	343	58.8	299	51.3	271	79.0
2006-07	874	187	21.4	687	78.6	585	66.9	585	85.2
2005-06	633	53	8.4	580	91.6	473	74.7	473	81.6
2004-05	469	167	35.6	302	64.4	242	51.6	242	80.1
TOTAL 2005-2010	3417	968	-	2449	-	2059	-	2008	-
Average 2005-2010	488	138	30.7%	350	69.2%	294	58.5	286.9	81.4%

*column 8 includes garden land. Prior to 2010 was defined as PDL but should now be excluded as classed as Greenfield.

11. Column 8 shows the windfalls - built dwellings on non-allocated, Previously Developed Land. The highest level was at the height of the economic boom in 2006/07, at 585 dwellings and the lowest during the recession in 2009/10 was 117 dwellings. The average over the past 7 years is a higher figure of 287 dwellings which takes into account two very high years 2006/07 and 2007/08. The average of the 5 years not including these two peaks is 190 dpa.
12. The distribution of windfall development (all non-allocated sites i.e. on Greenfield and PDL) from the various elements of the settlement hierarchy was debated orally at the April 2012 EIP. Further interrogation of the data (a breakdown of the historic data for completions for the years 2004 – 2011) to identify patterns across the settlement hierarchy reveals the following (in Table 2):

Table 2 Settlement Hierarchy

(Rounded)	Total over 7 years	Proportion %	3 main towns combined %	3 towns and DSVs combined %	7 year average DWELLINGS PER YEAR	dpa
Selby	670	27	37	78	98	132
Sherburn	122	5				
Tadcaster	122	5				
DSVs	1015	41	41		145	145
SVs	545	22	22	22	78	78
Total	2474 ⁸				355 ⁹	

13. Note that these are for the 7 year average, which is different to the approach used District wide because it is not appropriate to use the lowest figures in this context as some are zero.
14. The table shows that the main towns and Designated Service Villages (DSVs) made the biggest contribution to windfalls at 277 dwellings, although Secondary Villages (SVs) have made an annual contribution of more than 70 dwellings. The ratio between the 3 main towns and DSVs compared to SVs is approximately 80:20.
- (ii) the Strategic Housing Land Availability Assessment (SHLAA)
15. A SHLAA does not provide a list of future sites for development. It is a database of a pool of sites identified which may be suitable, available and deliverable for housing development without any indication of whether it is acceptable in policy terms (i.e. what *could* be developed not *should* be developed).
16. The Selby District SHLAA 2011 has a site size threshold and therefore does not include sites of less than 0.4 hectares. As such, it would not identify small windfall sites. Further, the SHLAA cannot be used to identify larger sites (of 0.4 ha or more) which might come forward as windfalls because such sites in the SHLAA, identified as appropriate for development would be allocated as part of the Site Allocations Local Plan. In addition, the SHLAA does not necessarily capture potential redevelopment opportunities on current operational sites which may come forward during the Plan period.
17. This represents the limitations of the SHLAA in predicting the number of windfalls coming forward across the District. However the SHLAA does provide a cross-check on opportunities which might be available on

⁸ The 2474 dw in Table 2 approximates to the 2449 dw in Column 4 of Table 1. The difference is due to a slight variation in the way the figures have been extracted.

⁹ The 355 dw in Table 2 approximates to the 350 dw in Column 4 of Table 1 i.e. both GF and PDL

- windfall sites in Secondary Villages that have been submitted through the call-for-sites (but would not be allocated under Policy CP2).
18. The SHLAA data shows that for the 15 year period, the potential yield for all sites in Secondary Villages is about 4100 dwellings (273 dwellings per annum), which includes identified sites in or adjacent to the Development Limits and on green field and Previously Developed Land (this may include some garden land as this is not identified separately as yet in the database).
19. However this is not a realistic estimate (not a 'reliable source of supply') because land outside Development Limits would not accord with Policy CP1A (see also (iii) below). So that, of the 4100 dwelling capacity overall, only land for about 147 dwellings (approximately 10 dpa over the next 15 years) actually falls within Development Limits.
20. This SHLAA data provides a broad indication of the capacity/yield in Secondary Villages based on 35 dwellings per hectare. The actual amount that could come forward may be more than this if additional sites are identified although it should be noted that, because Policy CP1A only supports small scale development in Secondary Villages the actual contribution from this source (sites over 0.4 ha) might be limited (once subject to policy considerations).
21. Contributions from other small sites which are not captured by the SHLAA site size threshold, for example from the frontage infill and farmsteads source – see paragraph 26 below, would be likely to provide the main source of supply in Secondary Villages, alongside PDL redevelopment.
- (iii) expected future trends
22. To understand future trends this must be related what might be expected to come forward in the light of Local Plan policy and the economy.
23. Policies in the Core Strategy set the framework for promoting new development in the District over the Plan period. Policy CP2 provides that allocations will be made in the three main towns and the Designated Service Villages and that no allocations will be made in the Secondary Villages. However, growth and vitality in these smaller, rural villages will be supported through opportunities on non-allocated sites in appropriate circumstances.
24. The scope for new development in all settlements is set out in Policy CP1A. This provides a basis for estimating future opportunities for windfall (see SHLAA at (ii) above) across the District.
25. Further more detailed evidence was provided at the EIP (in Written Statement No. 6, September 2011) regarding the potential quantity of new dwellings on infill frontage development and redevelopment of farmsteads in Secondary Villages under Policy CP1A.
26. This indicates that the additional contribution from infill, frontage development in all Secondary Villages might be up to about 60 dwellings

in total over the Plan period. A further contribution from the redevelopment of farmsteads could be about 500 dwellings over the Plan period (the maximum if all known farmsteads within these villages were redeveloped).

Windfall Evidence Conclusion

27. The NPPF suggests that the potential windfall contribution may be derived from the various elements outlined above in (i), (ii) and (iii). The evidence must be considered as a whole and balanced to provide a figure which is considered to be a reliable future source of supply.
28. Taken together therefore, based on the information available on past windfalls (quantity and distribution) and potential for future opportunities under the new policy framework, it is reasonable to predict that in the future windfalls will be delivered at an annual rate of between approximately 105 dpa and 170 dpa.
29. This is based on the lowest historic delivery of 117 dpa and the 5 year average of 190 dpa excluding the two high peaks and discounting 10% for garden land¹⁰. The Council considers that using 105 dpa as the minimum figure, is conservative but represents a level which is realistically what might be expected to be achieved and likely to be a reliable source of supply in the future. The reference to a range in the reasoned justification highlights the uncertainty in defining a precise figure.
30. Consideration was given to using the average over the past 7 years but the resultant, much higher figure of 287 dwellings (or about 240 dw excluding 10% for garden land) over-states what is expected to realistically come forward on windfalls in the future within the context of the new positively planned framework for the District which aims to allocate land to meet needs and not rely (as in the past) on the windfalls propping up the housing land supply. This higher figure could not be reasonably quantified / evidence based to justify as a reliable source of supply
31. Windfalls are not to be relied upon to deliver the 450 dpa housing requirement which is based on objectively assessed needs. Instead flexibility is provided (to meet the NPPF requirement to significantly boost housing supply) by referring in the Core Strategy to 450 dpa being provided on planned-for sites (already committed and new allocations in the Site Allocations Local Plan) and that a minimum of about 105 dwellings per year are expected to be provided in addition on windfall sites. (See above for delivery scenarios).

¹⁰ Note: The data set covers the years 2004 to 2011. The definition of garden land changed from PDL to green field in 2010. Previous work (see Written Statement No.6, September 2011 EIP) shows that in the District garden land accounted for 10% of completions. As such this figure should be discounted by this proportion to reflect NPPF which says windfall estimates must exclude garden land.

ANNEX E - Proposed revised text and Policy CP6 post-September 2012 EIP

5.98 ~~The following policy applies to all settlements recognised as rural villages i.e. those with less than 3000 population. (PC6.56)~~

5.98 **The following policy applies to the Designated Service Villages and the Secondary Villages.**

Policy CP6 Rural Housing Exceptions Sites

~~In settlements with less than 3,000 population (PC6.57) In the Designated Service Villages and the Secondary Villages,~~ planning permission will be granted for small scale 'rural affordable housing' as an exception to normal planning policy ~~where schemes are restricted to affordable housing only and~~ provided all of the following criteria are met:

- i) The site is within or adjoining Development Limits **in the case of Secondary Villages, and adjoining development limits in the case of Designated Service Villages (PC3.10);**
- ii) A local need has been identified **by a local housing needs survey (PC6.58)**, the nature of which is met by the proposed development; and
- iii) The development is sympathetic to the form and character and landscape setting of the village and in accordance with normal development management criteria.

An appropriate agreement will be secured, at the time of the granting of planning permission to secure the long-term future of the affordable housing in perpetuity.

Small numbers of market homes may be allowed on Rural Exception sites at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding in accordance with the NPPF. Future Local Plan documents will consider introducing a detailed policy and / or specific allocations for such sites.

ANNEX F Proposed revised Policy CP9 & Text post-September 2012 EIP

Rural Areas and Rural Diversification [moved]

- 6.25a **moved** While most employment opportunities are concentrated in the three towns, the rural nature of Selby District also gives rise to a scattered distribution of settlements and associated employment opportunities. (PC6.71)
- 6.25b **moved** While it is important that economic growth is concentrated on Selby and the Local Service Centres, it is also important that sustainable opportunities are provided in rural locations to maintain the viability of rural communities and to reduce the need to travel. This could include the redevelopment of existing businesses, the redevelopment or re-use of rural buildings in rural areas for suitable employment purposes, the development of appropriately designed new buildings, as well as farm diversification activities. Proposals for appropriate forms of recreation and tourism activity will also be encouraged. (PC6.72)
- 6.23 Outside Selby and the Local Service Centres, a continuing need for sustainable local employment opportunities in rural communities areas has been identified. Rural areas are those areas outside of the three towns, which encompass both the open countryside and the rural settlements within it.
- 6.24 Eggborough is a relatively attractive employment location in view of its close proximity to Junction 34 of the M62 and a number of local and international businesses are already established there. Additional sites for employment growth may be identified through a Site Allocations DPD.
- 6.25 In the longer term the accommodation of specific research and development uses along the A19 corridor, north of Selby, may be appropriate if there is a proven need.
- Other Employment Activities**
- 6.26 The energy sector will continue to be important to the economy of the District. Drax and Eggborough Power Stations are both major employers which contribute to national energy infrastructure as well as the local economy. They also have the potential for future development of renewable and low carbon energy, and Drax is pioneering co-firing technologies and energy generation from biomass. Both locations have the advantage of a direct connection to the National Grid. It is recognised that there is a need for further investment in energy infrastructure in line with PPS4 as a prominent contributor to economic prosperity. Supporting the energy sector will assist in reinvigorating, expanding, and modernising the District's economy.
- 6.27 While electricity generation from wind turbines is potentially controversial in view of the open nature of the landscape and impact

on existing communities, there are opportunities for a wide range of appropriately designed and sited renewable energy technologies. A recent BIS Market Intelligence report¹¹ highlighted that the shift to a low carbon economy will bring huge business opportunities. Local businesses are increasingly becoming associated with the low carbon sector including both renewable energy production as well as training and skills. Given the high employment dependency on manufacturing and energy sector jobs, Selby District potentially has an appropriately skilled workforce in these sectors. There is therefore an opportunity to promote further growth of the low carbon sector and build on the success of recent developments.

- 6.28 The Council also supports the reuse of **buildings at** the former Gascoigne Wood mine, provided this is directly linked to the use of the existing rail infrastructure that exists at the site. Furthermore, support exists for the re-use of former employment **sites, commercial premises** and institutional sites (outside Development Limits) for employment uses, provided they are compatible with the countryside location.
- 6.29 Former mine sites at Whitemoor and Riccall, which already have the benefit of planning consent, are acknowledged locations for meeting the needs of existing indigenous employment. The remaining two **former** mine sites at Stillingfleet and Wistow are **more** remote and are not considered suitable for re-use for large scale **or** intensive economic activities. **(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). (PC1.34).**
- 6.30 It will be necessary for any re-use of these former mine sites to consider and remediate any mining legacy issues that may be present to ensure that no public safety issues arise from their beneficial re-use.
- 6.31 The Council recognises that the limited extent of many homeworking situations allow them to be operated as permitted development. However, of those that require planning permission, support will be given to proposals that are supported by evidence that the scale and nature of the activity does not compromise wider sustainable development objectives. Further guidance will be provided through a future Development Management DPD.
- 6.31a Employment development outside the Designated Service Villages will be carefully assessed against development management, environmental and highways criteria, to ensure proposals are sustainable and with considerable weight is attached to safeguarding the character of the area and minimising the impact on existing communities. Proposals within Green Belt will need to comply with national Green Belt policy and Policy CPXX (PC6.73)**

¹¹ Department for Business and Skills, 'Low Carbon and Environmental Goods and Services: an industry analysis Update for 2008/09' Innovas Solutions Ltd, March 2010

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. **Within this total, 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 Local Plan**.
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 **employment** 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 GP10.~~
3. Promoting opportunities relating to recreation and

leisure uses.

C. Rural Economy

In rural areas, sustainable development developments (on both Greenfield and Previously Developed Sites) which brings sustainable economic growth through local employment opportunities or expansion of businesses and enterprise in rural areas will be supported, including for example

- ~~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~~

1. The re-use of existing buildings and infrastructure and the development of well-designed new buildings
2. The redevelopment of existing and former employment sites and commercial premises
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.

D. In all cases, development should be sustainable and be appropriate in scale and type to its location, not harm the rural character of the area, and seek a good standard of amenity be appropriate in scale and type to a rural location, and positively contribute to the amenity of the locality.

(PC6.74)

ANNEX G - Proposed revised Policy CP14 post-September 2012 EIP

Policy CP14 Low-Carbon and Renewable Energy

A. In future Local Plan documents, the Council will:

- seek to identify opportunities where development can draw its energy from renewable, low carbon or decentralised energy supply systems and for co-locating potential heat customers and suppliers; and
- consider identifying 'suitable areas' for renewable and low carbon energy sources and supporting infrastructure.

B. The Council will support community-led initiatives for renewable and low carbon energy developments being taken forward through neighbourhood plans including those outside any identified suitable areas.

The Council will support All development proposals for new sources of renewable energy and low-carbon energy generation and supporting infrastructure (PC6.84) must meet the following criteria provided that development proposals fall within any identified suitable areas for renewable and low carbon energy sources which may be designated in future Local Plan documents or Neighbourhood Plans and: (PC6.85)

- i. are designed and located to protect the environment and local amenity and or (PC4.36)
- ii. can demonstrate that the wider environmental, economic and social benefits outweigh any harm caused to the environment and local amenity, and
- iii. impacts on local communities are minimised.

C. Schemes may utilise the full range of available technology including;

- a) Renewable energy schemes, which contribute to meeting or exceeding current local targets of 32 megawatts by 2021 or prevailing sub-regional or local targets;
- b) Micro-generation schemes, which are not necessarily grid-connected but which nevertheless, reduce reliance on scarce, non-renewable energy resources;
- c) Clean Coal Bed Methane extraction, clean coal energy generation and Carbon Capture and Storage technologies (in accordance with County Minerals Policies); and
- d) Improvements at existing fossil fuel energy generating plants to reduce carbon emissions, within the national energy strategy for a balanced mix of energy sources to

meet demands.

In areas designated as affected by Green Belt, elements of many renewable energy projects will comprise inappropriate development and in such cases applicants must demonstrate very special circumstances if projects are to proceed and proposals must meet the requirements of Policy CPXX and national Green Belt policies. (PC6.86)