

Selby District Submission Draft Core Strategy

CS/CD2g

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

12 November 2012



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

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

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

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

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

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

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

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

Proposed Change Number	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	MAIN MOD?
PC7.1	Para 4.9	Add the following new paragraph before 4.9 (settlement hierarchy): “Rural areas are those areas outside of the three towns and encompass both the open countryside and the rural settlements within it The rural settlements in the District are the Designated Service Villages, Secondary Villages and those smaller hamlets without Development Limits.”	Further clarification about the areas to which policies will apply by defining ‘rural settlements’ and ‘rural areas’, and to ensure consistency with the NPPF. <i>It is relevant to all objectives and policies within the SDCS but particularly relates to Policy CP6 and Policy CP9.</i>	NO
PC7.2	Paragraphs 4.39g – 4.39k (CPXX)	Amend supporting text as shown in Annex A	To reflect CPXX policy, ensure consistency with NPPF and improve clarity	NO
PC7.3	CPXX	Amend Policy wording as shown in Annex A	To provide clarity and simplify policy wording through removal of unnecessary text and ensure consistency with NPPF	YES
PC7.4	Para 4.29	Amend text in box after Para 4.29 as follows: “References to Development Limits in this document refer to the Development Limits as defined in on the Adopted Selby District Local Plan Policies Map. The Development Limits for Selby, Sherburn in Elmet, Tadcaster and Designated Service Villages will be reviewed through further Local Plan documents. -as part of the Site Allocations DPD preparation process . And add footnote to Policy CP1A as follows:	To update and provide clarity that all Development Limits would be reviewed as part of the local plan process and to future proof the plan by referring to the Policies Map.	YES

Proposed Change Number	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	MAIN MOD?
		<p>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 Limits¹: in different settlement types, as follows:</p> <p>¹see paragraph 4.29 and associated text-box regarding definition of Development Limits</p>		
PC7.5	Para 4.29	Amend paragraph 4.29 by adding “and well designed new buildings” at the end of the first sentence.	To ensure consistency amended Policy CP1 below	NO
PC7.6	Policy CP1 Part A (a)	Amend Policy CP1, Part A, Section (a) to annotate settlements affected by Green Belt, as shown in Annex B.	To provide clarity on the relationship between the Green Belt review and the spatial development strategy.	NO
PC7.7	Policy CP1 Part A (a)	Change Fairburn’s settlement status from ‘Designated Service Village’ to ‘Secondary Village’. Therefore remove Fairburn from the list in Policy CP1, and consequential changes to the remainder of the SDCS.	To reflect the evidence provided through the EIP process.	YES
PC7.8	Policy CP1 Part A (b)	Amend Policy CP1, Part A, Section (b) as follows: “(b) Limited amounts of residential development may be absorbed in secondary villages where it will	To ensure consistency with revised Policy CP6	YES

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		<p>enhance or maintain the vitality of rural communities (PC6.26) (inside Development Limits) through 'exception sites' through small scale allocations (PC3.3) for 100% affordable housing or mixed market/affordable sites in line with Policy CP6 and through small scale speculative (windfall) proposals development on non-allocated sites (PC5.8) inside development limits (PC3.3) which conform to the provisions of Policy CP1A and Policy CP6.”</p>		
PC7.9	Policy CP1 Part A (c)	<p>Amend Policy CP1 Part A, Section (c) by adding “well designed new buildings” as follows:</p> <p>c) Development in the countryside (outside Development Limits) will be limited to the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes, and well-designed new buildings to proposals of an appropriate scale which would diversify the local economy which would contribute towards and improve the local economy (PC1.20) where it will enhance or maintain the vitality of rural communities (PC6.27), or meet affordable housing need (which meets the provisions of Policy CP6), (PC6.29) or other exceptional special (PC6.28) circumstances.</p>	To ensure consistency with NPPF and amended Policy CP9	YES
PC7.10	Para 4.47	Provide additional text at the end of paragraph 4.47	Consequential changes to ensure that the	NO

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	(CP1A)	as follows: Residential development in Secondary Villages will be more restrictive so that development on garden land will be resisted (PC6.34) (unless it comprises the filling of a small liner gap in an otherwise built up residential frontage or conversion/redevelopment of a farmstead).	text reflects the policy.	
PC7.11	CP1A	Minor changes to policy wording to add reference to: garden land, design codes and settlements rather than villages as shown in Annex C.	To provide further clarity.	NO
PC7.12	Paras 5.28 onwards (CP2)	Amendments to windfall paragraphs as shown in Annex D.	To ensure clarity and approach consistent with policy and NPPF.	NO
PC7.13	CP2	Addition to Policy CP2 by adding a footnote regarding the contribution of windfalls as shown in Annex D.	To ensure clarity and approach consistent with policy and NPPF.	NO
PC7.14	CP2	add “a minimum of” before “ 450 dwellings” in Part A as shown in Annex D.	To reflect the situation that the housing target is not a ceiling but a minimum target figure. This has already been inserted into text and this further change simply adds it to the main policy as well.	NO
PC7.15	CP2	Delete reference to phasing in CP2 which was introduced by PC5.26 but was intended to be deleted by PC6.40. See Annex E (Note that phasing was not part of the SDCS).	To correct a drafting error in previous PC6.40	NO

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PC7.16	Para 5.44c-f (CP3)	Delete these duplicate paragraphs regarding PDL targets to correct a drafting error in the previous proposed changes.	To correct a drafting error <i>Para 5.44c – 5.44f should have been deleted as they have been replaced by 5.53-5.55 which have also been amended to take into account the change in target to indicator.</i>	NO
PC7.17	5.55a (CP3)	Delete “To facilitate Tadcaster’s own growth” at start of paragraph, and replace with “ To facilitate the appropriate level of growth in Tadcaster ”	To clarify text	NO
PC7.18	5.55d (CP3)	Delete paragraph because refers to review of plan and is superseded by revised CP3.	To clarify text and ensure it reflects the Policy	NO
PC7.19	5.55e (CP3)	Delete “own housing need” at end of paragraph, and replace with “ appropriate level of growth ”.	To clarify text and ensure consistency	NO
PC7.20	CP3	Amend Policy CP3, Part B as follows: B Under-performance is defined as: 1. Delivery which falls short of the quantum expected in the annual target over a continuous 3 year period; or 2. Situations in which the Where there is less than a 5 year housing land supply is less than the required Supply Period as defined by latest Government policy. Plus consequential amendments to related text in	To ensure consistency with NPPF regarding reference to a 5 year land supply rather than a ‘supply period’	NO

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		paragraphs 5.44b, 5.44h, 5.44m, 5.44n and 5.44o as additional modifications.		
PC7.21	CP5	Inset “up to” before “10%”	To clarify that the contribution is negotiable in line with the 40% target in the policy.	YES
PC7.22	CP6	Amend Policy CP6 and text as set out in Annex E to add reference to the Council’s approach to allowing some market housing on rural exceptions sites in the District.	To add to the policy what the 6 th Set of PCs already changed in the text to reflect NPPF and provide clarity as to which areas the policy applies.	YES
PC7.23	CP9	Reword Policy CP9 and text as shown in Annex F in order to: <ul style="list-style-type: none"> • add reference to “well-designed new buildings” • remove specific reference to individual former mine sites • include clear requirement that development must be sustainable • be clear on which areas the policy applies And minor changes to reasoned justification as shown in Annex F.	To ensure the structure and content more closely reflect NPPF as well as Core Strategy objectives and provide clarity.	YES
PC7.24	CP12	Re-instate previous proposed change PC4.30 as shown below: A. Promoting Sustainable Development	To correct a drafting error where PC6.79 amended wording deleted a previous proposed change (PC4.30).	NO

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		<p>In preparing its Site Allocations and Development Management DPDs (PC4.30), to address the causes and potential impacts of climate change, the Council will: to achieve sustainable development, the Council will: (PC6.79)</p>		
PC7.25	CP12	<p>Amend the wording of Policy CP12, Criterion (b) as amended by PC6.80 as follows:</p> <p>b) Give preference to land of lesser environmental value, (PC6.80) the re-use, best-use and adaption of existing buildings and the use of previously developed land where this is sustainably located and provided that it is not of high environmental value;</p>	To more closely reflect wording in NPPF.	NO
PC7.26	Para 7.53 (CP14)	<p>Amend paragraph 7.53 as follows:</p> <p>“Although the District is affected by contains some international, national and locally designated protection areas, none would automatically preclude renewable energy developments. However where renewable energy proposals would conflict with the openness of the Green Belt (and many elements of renewable energy projects are therefore inappropriate within the NPPF PPG2 definition) developers will need to demonstrate very special circumstances that clearly outweigh any harm to the Green Belt also in accordance with Policy CPXX,</p>	To more closely reflect NPPF wording.	NO

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		Very special circumstances may include wider environmental benefits associated with increased production of energy from renewable sources."		
PC7.27	CP14	Amend start of Policy CP14 as set out in Annex G to refer to identification of opportunities for renewable and low carbon energy, co-locating, consider identifying suitable areas for RLC and support for community-led initiatives (includes some reformatting for presentation purposes).	To ensure consistency with NPPF.	YES
PC7.28	CP14	Amend last paragraph of policy as set out in Annex G (previous proposed change PC6.86) to refer to elements of renewable energy schemes in Green Belt areas.	To ensure more closely aligns with the wording in the NPPF.	YES

SEE ALSO SEPARATE ANNEXES