

ANNEXES

Appendix 2 Draft 7th Set of Proposed Changes

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 apt 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 - Proposed revised Policy CP2 post-September 2012 EIP**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:

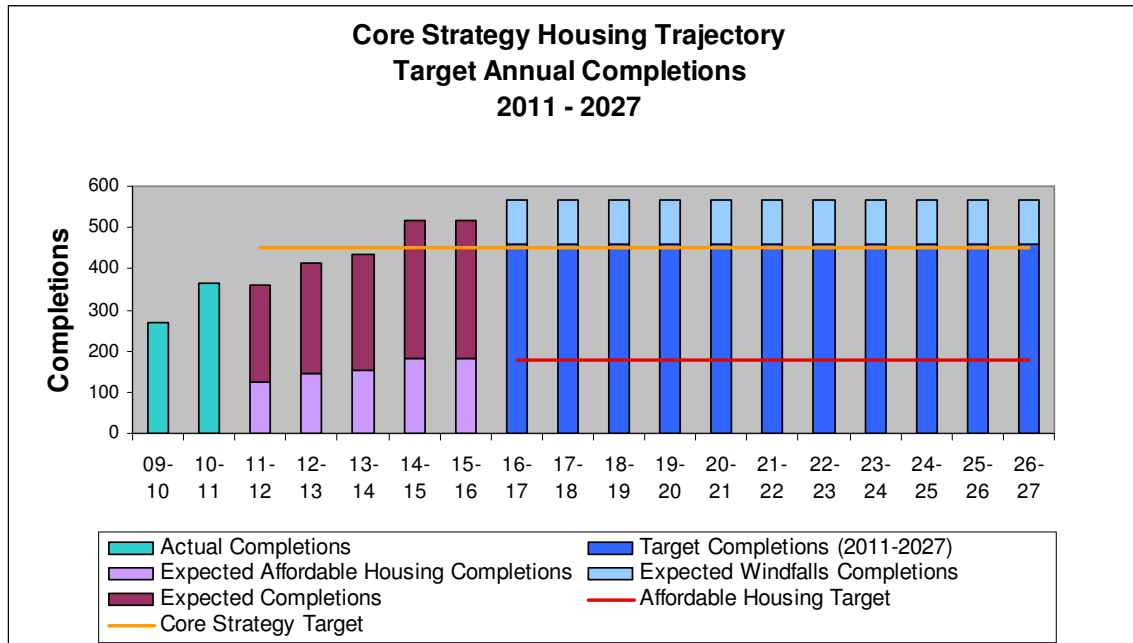
(Rounded Figures)	%	Minimum require't 16 yrs total 2011-2027	dpa	Existing PPs 31.03.11¹	New Allocations needed (dw)	% of new allocations
Selby ²	51	3700	230	1150	2500	47
Sherburn	11	790	50	70	700	13
Tadcaster	7	500	30	140	360	7
Designated Service Villages	29	2000	130	290	1780	33
Secondary Villages ³	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 Barlby, 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. 'Planned-for' sites comprise existing planning permissions at the base date of the site allocations plan, and new allocations. A further contribution to housing land supply of a minimum of 105 dwellings per annum is expected to be delivered on other non-planned (windfall) sites in addition to the 450 dpa target.

- 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)**

Proposed new Figure 9 Housing Trajectory:



Proposed Revised WINDFALL text post-September 2012 EIP

Further changes to previous PC6.39

- 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
- 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, 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 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 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. 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.
- 5.28d Between the Core Strategy being adopted and the Site Allocations Local Plan, the 450 dpa target will be delivered from planning permissions on existing allocated SDLP Phase 2 sites and other existing commitments (known 'windfalls'), as well as a significant contribution from the Strategic Development Site at Olympia Park in Selby which will be released on adoption of the Core Strategy.
- 5.28e 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 Therefore, on adoption of the Site Allocations Local Plan, the 450 dpa target will 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 In addition, a minimum of 105 dpa are the unknown 'windfalls' 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 meet needs and significantly boost housing supply.
- 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.

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 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 for suitable employment purposes, **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 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 report¹ 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, with considerable weight 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)**

¹ 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 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

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 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)