

## **Mission Statement**

To Improve the Quality of Life  
For Those Who Live and Work in The District

5 April 2007

Dear Councillor

You are hereby invited to a meeting of the Policy and Resources Committee to be held in Committee Room 2, Civic Centre, Portholme Road, Selby on 17 April 2007 commencing at 4pm.

The agenda is set out below.

**1. Apologies for Absence and Notice of Substitution**

To receive apologies for absence and notification of substitution.

**2. Disclosure of Interest**

To receive any disclosures of interest in matters to be considered at the meeting in accordance with the provisions of Sections 94 and 117 of the Local Government Act 1972 or the National Code of Local Government Conduct.

**3. Minutes**

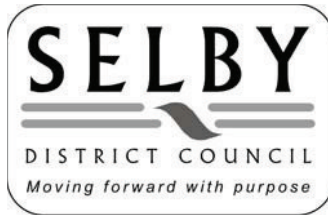
To confirm as a correct record the minutes of the proceedings of the meeting of the Policy and Resources Committee held on 6 March 2007 (previously circulated).

**4. Chair's Address to the Policy and Resources Committee**

**5. Annual Audit Inspection Letter**

Report of the Head of Service – Finance and Central Services (pages 8 - 41).

- 6. Safeguarding Children Agreements and Child Protection Policy**  
Report of the Head of Service – Human Resources (pages 42 - 68).
- 7. Local Development Framework Core Strategy – Progress Report and Response to Consultation on Issues and Options Report**  
Report of the Planning Policy Manager (pages 69 - 107).
- 8. Revised Health and Safety Policy**  
Report of the Head of Service – Environmental Services and Leisure (pages 108 - 174).
- 9. Service Performance Agreements (SPAs)**  
Report of Head of Service – Policy and Performance (pages 175 - 188).
- 10. Annual Delivery Plan – Corporate Improvements for 2007 – 2008**  
Report of Head of Service – Policy and Performance (pages 189 - 207).
- 11. Corporate Plan Update**  
Report of Head of Service – Policy and Performance (pages 208 - 227).
- 12. State of the Area Address Consultation**  
Report of Head of Service – Policy and Performance (pages 228 - 234).
- 13. Lyons Inquiry into Local Government**  
Report of the Chief Executive (pages 235 - 238).



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**Title:** Local Development Framework  
Core Strategy – Progress Report and Response to  
Consultation on Issues and Options Report

**To:** Policy and Resources Committee

**Date:** 17 April 2007

**Service Area:** Planning and Economic Development

**Author:** Ron Aspinall – Senior Planner

**Presented by:** Terry Heselton

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## **1 Purpose of Report**

- 1.1 To report on progress in producing the Local Development Framework Core Strategy and, in particular, report on the results of the consultation on the Issues and Options.

## **2 Recommendations**

### **2.1**

- 1. That the officers' conclusions on the results of the consultation on the Issues and Options Report (set out in Appendix 1) be supported as the basis for further policy development.**
- 2. That the revised versions of the Core Strategy Aim, Objectives and Role of the District, as set out in Appendix 1, be approved.**
- 2. That the progress to date on preparation of the Core Strategy be noted.**

## **3 Executive Summary**

- 3.1 The report sets out a summary of the responses to the Core Strategy Issues and Options consultation held in May 2006. It also puts forward resulting revised versions of the Core Strategy Aims, Objective and Role of the District for committee approval.
- 3.2 The report also sets out progress made to date on developing the evidence

base for the Preferred Options stage of the Core Strategy and gives an initial indication as to the likely preferred development option emerging from the consultation exercise and from work undertaken to date on the evidence base.

## **4 The Report**

### **Issues and Options Consultation**

- 4.1 The Committee will recall that a consultation on the Issues and Options report for the Local Development Framework (LDF) Core Strategy was undertaken in May 2006. The report was circulated to all stakeholders and advertised in the local press and on the Council's web-site. 71 responses were received, approximately half of which utilised a version of the response form questionnaire to respond. The remainder of responses were in letter or e-mail form and the majority of these followed the questionnaire sequence.
- 4.2 The respondents included eleven parish councils, statutory consultees, developers and land owners and organisations representing specialist interests. There were 6 responses from individual members of the public.
- 4.3 A summary of the consultation responses is included as Appendix 1 to this document. The report attempts to introduce some of the main pointers which will influence the next stage of the process – the Preferred Options stage, which is now scheduled for the end of the year. A complete set of comments will be available in the Members' Room or in Planning Policy Group.
- 4.4 Some of the main issues arising from the consultation are drawn out below:
- Vision Objectives and Role of the District*
- 4.5 A number of valuable comments were received on these aspects of the consultation and a number of amendments have been proposed - see Appendix 1 for a comprehensive commentary on the proposed changes. The proposed revised Vision and Objectives are listed in Appendix 2.
- 4.6 The Vision has been amended to include:
- Greater clarification of the roles of Selby, Tadcaster and Sherburn in the context of the draft RSS strategy.
  - Extend the housing reference beyond affordable housing.
  - Include a reference to the protection of the natural environment and resources
  - Including a reference to transport

- 4.7 As well as a number of minor changes to objectives, two new objectives have been added in direct response to a number of comments. The changes are outlined in Appendix 1. One of the new objectives is intended to increase the emphasis for rural areas, which a number of respondents felt was lacking in the Issues and Options document and the second relates to the provision of housing.
- 4.8 Further significant changes have been made in response to comments from the Environment Agency with regard to flood risk and making best use of natural resources. (Objectives 4 and 13 )
- 4.9 A statement on the future Role of the District has also been included based on a suggestion from the Regional Assembly response. It is considered that this statement returns to an emphasis on the rural nature of the District, whilst also highlighting the importance of Selby itself as the Principal Service Centre as the main urban focus. It also places the District within the context of the surrounding larger centres, particularly York and Leeds which will continue to have significant influence on the future role of the District.
- 4.10 The proposed statement reads:
- A rural District served by Selby as a Principal Service Centre and contributing to the development of the wider sub-region by a close and sustainable relationship with adjacent higher order centres, particularly Leeds and York.'**

#### *Development Options*

- 4.11 One of the main elements of the Issues and Options document was the section on Development Options. The Committee will recall that four options were put forward:
1. *Growth Concentrated in Selby Town and Adjoining Parishes*
  2. *Principal and Local Service Centres Strategy*
  3. *Service Centres and Largest Villages Strategy*
  4. *Dispersed Growth Strategy*
- 4.12 The comments received indicated a wide spread of views as to which was the most appropriate one to take forward. Option 3 was the least supported, but support for the other three was fairly equally divided. However, perhaps one of the most influential respondents on this issue was the Regional Assembly who indicated that Option 1 most closely reflected the Draft RSS and its policies. Moreover they considered that Option 2 would not be supported if proposed growth in the Local Service Centres and elsewhere was in excess of meeting local needs and supporting the vitality of settlements. The Regional assembly considered Options 3 and 4 would be in conflict with the guidance as currently included in the Draft RSS.

- 4.13 As Option 2 was intended to be more than simply local needs in Tadcaster and Sherburn, it is clear that only Option 1 fully meets Draft RSS guidance. The Regional Assembly's comments therefore point to Option 1 being the most sustainable option at the forthcoming Preferred Options stage. This conclusion is supported by the Sustainability Appraisal of the Issues and Options undertaken by external consultants and by other results from work on the evidence base mentioned in the last section of this report. However, a more detailed analysis will be undertaken over the summer prior to preparing a Preferred Options report.

#### *Other Issues*

- 4.14 It is not intended here to deal with all the issues and responses to the consultation, particularly where a variety of views were expressed on specific topics. However, those issues where there was clear consensus of views came through were:

- i) Support for windfall development on previously developed land;
- ii) A greater restriction on development within residential curtilages;
- iii) Pursuit of higher densities should not be at the expense of the existing form and character of villages;
- iv) There should be differing density standards between towns and villages;
- v) Support for identifying 'exceptions' sites exclusively for local needs housing ;
- vi) There should be a relatively flexible approach to uses on employment land;
- vii) There should be a general environmental protection policy;
- viii) There should be a strong reference to local distinctiveness;
- ix) Support for a strategic policy on Renewable Energy;
- x) Support for specific policies for certain types of renewable energy development e.g. wind power.
- xi) Support for flexibility for some small scale development in countryside to maintain and enhance local economy;
- xii) Support for policy on major development in the countryside and
- xiii) Support for Draft Regional Spatial Strategy policies on parking and agreement with current parking policies in Selby, Tadcaster and Sherburn.

#### **Evidence Base**

- 4.15 Recently work has progressed on developing and up-dating the necessary evidence base to support the policy approaches to be included in the Preferred Options Report.

- 4.16 An Employment Land Review has been commissioned from consultants, which is currently in progress. Only when the Review has been completed will it be possible to develop Preferred Options for Employment.
- 4.17 A Strategic Flood Risk Assessment is also currently being commissioned from consultants, which will provide vital evidence on this important issue.
- 4.18 The Housing evidence base is already substantially established as at March 2006 and will be updated following the annual monitoring survey at 31<sup>st</sup> March 2007. However, it is clear at this stage that completions since 2004, together with existing commitments already account for over half of the RSS requirement between 2004 and 2021. (A report on housing delivery was considered at the last Council meeting on 20<sup>th</sup> March 2007.) Existing commitments are reasonably well distributed across the District, which indicates the need to increase the future focus on the Selby town area in order to more closely reflect RSS strategy. This situation will reduce the scope for strategy variations in delivering the RSS requirement over the remaining fourteen years.
- 4.19 Additional work has also been undertaken to analyse commuting patterns in more detail across the District. This work will be available as a Background Paper to the Core Strategy. The initial findings demonstrate that in terms of locating future housing to limit the resulting amount of long distance commuting, the Selby area itself is by far the most sustainable location.
- 4.20 When considering the journey to work to employment located within the District the pattern tends to be more localised across the District but the Selby area again stands out as the most sustainable area.
- 4.21 These findings strongly support the distributional approach to development adopted by the Regional Spatial Strategy and again point to Option 1 as the most sustainable Preferred Option. However, these comments are only intended to provide the committee with an early indication of current progress and a comprehensive report on the Preferred Options will be prepared for Policy and Resources Committee consideration in the autumn.
- 4.22 In addition to the above there is a steady accumulation of evidence on the complete range of issues likely to be included in the Core Strategy, including affordable housing and local need, renewable energy and climate change, sustainability of settlements and previously developed land potential and highway network capacity issues.

## 5 Financial Implications

- 5.1 The estimated costs of preparing programmed LDF documents including printing, advertising, sustainability appraisals and other consultancy work are:

	2007/08	2008/9	2009/10
Revenue	£107,000	£47,000	£47000

- 5.2 There is budget provision to meet these costs
- 5.3 There is no budget provision to meet the cost of a public examination, including inspectors' fees, programme officers' salaries, legal advice, clerical/typing support, and venue hire (if necessary), which is estimated to be in the region of £100K. Requests will be made to Policy and Resources Committee for supplementary estimates to cover this funding as required. The Core Strategy Examination in Public is programmed for March 2009 in the revised Local Development Scheme..

## 6 Conclusions

- 6.1 The public consultation on the Issues and Options successfully elicited a strong response to the issues set out. There were useful comments on the Vision, Objectives and Role of the District and many have been included in amended versions of these, which are recommended for committee approval in Appendix 1 to this report.
- 6.2 There was also clear-cut endorsement of policy positions on a number of issues as set out in Paragraph 4.12 above. However, there was also a widespread variety of views, with no clear focus, on some of the more complex issues facing the District, particularly the distribution of development. An unequivocal response on that issue was received from the Regional Assembly, which will have to be given significant weight when producing the Preferred Options later this year.
- 6.3 The report also notes progress on developing the evidence base for the Preferred Options stage. Work to date has supported the Regional Spatial Strategy's focus on the Selby town area and supports the preference for Development Option 1 as supported by the Regional Assembly.



## 7 Link to Corporate Plan

- 7.1 The Core Strategy will contribute significantly to the Corporate Plan strategic themes of Protecting the Environment, creating Healthier Communities and Promoting Prosperity

## 8 How Does This Report Link to the Council's Priorities?

- 8.1 The Core Strategy DPD will provide a long-term strategy which will assist in developing strong communities and protect the environment of the District.

## 9 Impact on Corporate Policies

<b>9.1</b>	<b>Service Improvement</b>	<b>Impact</b>
	Establishing the Core Strategy DPD as the basis of the Local Development Framework will assist in the smooth operation of the planning system within the District.	
<b>9.2</b>	<b>Equalities</b>	<b>Impact</b>
	The Core Strategy will assist in addressing social inclusion objectives and inequalities between various groups.	
<b>9.3</b>	<b>Community Safety and Crime</b>	<b>Impact</b>
	The Core Strategy will assist in addressing Community Safety and Crime Reduction issues and may assist in achieving Crime Reduction objectives.	
<b>9.4</b>	<b>Procurement</b>	<b>No Impact</b>
<b>9.5</b>	<b>Risk Management</b>	<b>Impact</b>
	Production of the Local Development Framework, including the Core Strategy is identified as a high risk in the Risk Register.	
<b>9.6</b>	<b>Sustainability</b>	<b>Impact</b>
	The Core Strategy DPD will have a major impact on the full range of sustainability issues within the district over the next 15 years. The DPD will be the subject of a Sustainability Appraisal to ensure that its policies are as sustainable as possible.	
<b>9.7</b>	<b>Value for Money</b>	<b>No Impact</b>

## 10 Background Papers

- 10.1
1. Core Strategy DPD Issues and Options Report - Selby DC – May 2006
  2. Core Strategy DPD Background Paper No.1 –Selby DC - Analysis of Travel to Work Patterns

### Summary of Responses to Core Strategy Issues and Options Consultation

Public consultation on the Core Strategy Issues and Options Report was undertaken in May 2006 in accordance with Regulation 25 of the Town and Country Planning (Local Development) Regulations. The report was circulated to all stakeholders and advertised in the local press and on the Council's web-site. 71 responses were received, approximately half of which utilised a version of the response form questionnaire to respond. The remainder of responses were in letter or e-mail form and the majority of these followed the questionnaire sequence.

The respondents included eleven parish councils, statutory consultees, developers and landowners and organisations representing specialist interests. There were 6 responses from individual members of the public.

The following represents a brief summary of the responses to the Issues and Options consultation.

A number of changes to the 'vision' and 'objectives' are recommended in response to the consultation responses. The views obtained on the general issues and options identified in the Issues and Options Report (including the responses to the specific questions asked in the accompanying questionnaire) are summarised for councillors' information. These will need to be considered alongside a number of other factors, such as the evidence base and national and regional policy guidance in drawing up preferred options.

Although no attempt is made to make specific recommendations on policy formulation at this stage, councillors are asked to endorse the officer conclusions and potential implications of the responses so that they can be incorporated into future policy development.

#### Vision and Objectives

##### **Qu. 1 Do you agree with the vision and objectives.**

Of those representors indicating an 'agree'/'disagree choice', there was a three to two majority in agreement with the vision statement and objectives. However, as most representations also had qualifications with regard to limited parts of the vision and objectives the crude 'agree/disagree' choice was not particularly useful in this case.

Although it was not always clear whether comments were directed specifically at the Vision statement or more generally at the combined Vision and Objective statement, it is considered that comments on the vision statement were concentrated largely in the following topic areas:

- The relationship and relative status of Selby vis-à-vis Tadcaster and Sherburn

- The protection and improvement of biodiversity and the natural environment
- Policies for development in rural areas
- Use of brownfield/greenfield land
- References to the provision of an adequate amount, type and distribution of housing
- Promotion of local distinctiveness

In addition there were individual comments on the location of employment sites, transport, tourism and what constitutes the centres of market towns.

***Implications for the Vision Statement***

One of the main difficulties with drafting a Vision Statement is in making it comprehensive – yet without including so much detail that it loses its succinctness. However in considering the comments above it is considered that there is merit in making the following amendments:

- Greater clarification of the roles of Selby, Tadcaster and Sherburn in the context of the draft RSS strategy.
- Extend the housing reference beyond affordable housing.
- Include a reference to the protection of the natural environment and resources
- Including a reference to transport

Other issues referred to by respondents are included as appropriate in amendments to the more detailed objectives e.g a new objective has been added with specific reference to rural communities.

**Recommendation:**

**Amend the Vision Statement as follows:**

To continue to enhance Selby District as an attractive location to live, work and play **and invest**. This will require ~~a continued~~ emphasis on diversifying the economy to provide for modern employment opportunities and reduce the need to travel outside the District for work; ensuring the availability of an appropriate **amount and range of housing for all of the community, including** affordable housing; ~~uncovering and protecting and, where appropriate, enhancing~~ the District’s heritage; **promoting a high standard of transport services and particularly improving public transport and** developing **tourism**, leisure and ~~other~~ community facilities to meet the needs of District residents **and visitors**.

**The Council will encourage proposals which help to reduce the impact of climate change.** New development will be ~~encouraged to be as~~ **sustainably located, as** energy efficient ~~and sustainable as possible and of~~ **a high standard of design that enhances local distinctiveness within the District.** In directing new development full **regard will be had to the Regional Spatial Strategy which proposes that Selby town will be the focus for growth within the District and that the Local Service Centre**

~~roles of Sherburn-in-Elmet and Tadcaster be fostered. advantage will be taken of the potential of the three market towns – Selby, Sherburn-in-Elmet and Tadcaster – and their centres, to provide the most sustainable locations for growth and facilities.~~

## Objectives

### Objective 1

**To enhance the role of the three Renaissance market towns – Selby, Sherburn-in-Elmet and Tadcaster – as accessible service centres within the District and particularly Selby as a principal service centre.**

Although there was substantial comment on the manner in which the relationship and role of the market towns was expressed in the Vision statement, there was no direct comment on Objective 1 which concentrates on the service centre roles of the towns rather than as locations for growth. However, a minor wording change is proposed to improve its succinctness

#### **Recommendation - Amend Objective 1 to read:**

- 1. To enhance the role of the three Renaissance market towns as accessible service centres within the District and particularly Selby, as a Principal Service Centre.**

### Objective 2

**To locate new development where it will minimise the need to travel by car and enhance accessibility to local services, shops and jobs by promoting the use of public transport, walking and cycling.**

The Regional Assembly considered there should be reference to draft RSS policies YH1 and YH8 within the objectives. Objective 2 would be the appropriate place to make a reference to RSS strategy.

One comment was made that the Core Strategy should refer to the Renaissance Theme of 'smart growth' which focuses housing development within walking distance of town centres. However, it is considered that the general principles behind this concept are adequately included within Objective 2 which applies across the District, without being unnecessarily over-prescriptive which may give problems of implementation.

One respondent considered Objective 2 should apply specifically to residential development. However it is considered the principles within the objective apply to all types of development.

#### **Recommendation - Amend Objective 2 to read:**

- 2. To locate new development in accordance with the Regional Spatial Strategy which aims to minimise the need to travel by car and enhance accessibility to local services, shops and jobs by promoting the use of public transport, walking and cycling.**

### **Objective 3**

**To reduce the outward commuting from the District particularly by private car.**

The only comment on Objective 3 suggested that it 'should also be qualified by how it could be achieved e.g. by locating employment and facilities near to new housing.' However it is considered that remedies for this situation are too complex to be addressed in the Objective itself.

**Recommendation - No Change**

### **Objective 4**

**To locate or mitigate new development so as to minimise flood risk.**

One respondent considered that a strategic long-term approach to flood risk was not being developed within the Core Strategy. They suggest that the words 'and mitigate' be omitted from the Objective.

The Environment Agency have suggested the following re-wording of the objective, which is accepted.

**Recommendation - Amend Objective 4 to read:**

- 4. To locate new development in areas with lowest flood risk or, where development is demonstrably justified, where flood risk can be minimised.**

### **Objective 5**

**To promote efficient use of land and maximise the reuse of previously developed land within settlements.**

Comments on this objective focused on the need to include previously developed land not within settlements e.g. along transport routes or in sustainable locations. There is no doubt that it is often appropriate to encourage re-use of previously developed land outside settlements, provided the proposed use is sufficiently sustainable in the particular location. The disused buildings at Church Fenton Airfield are an example of where a limited range of uses have been proposed which would minimise adverse sustainability impacts. It is therefore considered appropriate to broaden the objective to indicate these possibilities.

**Recommendation - Amend Objective 5 to read:**

- 5. To promote the efficient use of land by encouraging the re-use of previously developed land for appropriate uses in sustainable locations.**

### **Objective 6**

**To encourage the provision of transport infrastructure in tandem with new development, and to increase transport choice throughout the District by improving accessibility via safe and convenient public transport.**

One comment recognised the potential for conflict between this objective and Objective 2 and suggests that in order to ensure that it supports Objective 2 reference should be made to 'sustainable transport infrastructure' so that it is clear that encouragement is not being given to the delivery of major road schemes. This point is accepted.

**Recommendation - Amended Objective 6 to read:**

**6. To encourage the provision of sustainable transport infrastructure .....etc.**

### **Objective 7**

**To support the diversification of the economy of the District, including its rural areas, through the provision of suitable range and quality of sites and premises for employment uses, and encourage activities to increase skill levels.**

One representation requested a rewording to include reference to new growth sectors and increasing the knowledge and capacity of local people, in addition to 'skill levels'. It also requested an additional objective 7a) To support and nurture existing business. However, it was considered that there was a danger of making the objective over detailed in terms of implementation processes and a revised version which focuses on the overall objectives is proposed.

**Recommendation - Amend Objective 7 to read:**

**7. To develop the economy of the District by capitalising on the strengths of the District's economy and supporting and nurturing existing business and supporting the diversification of the economy into new growth sectors.**

### **Objective 8**

**To protect and enhance the existing range of community facilities and ensure additional provision is made to match changing needs and requirements from new development.**

One comment suggesting adding 'specifically in respect of rural areas' at the end. However, it is considered that this objective should apply equally across the District and should not specifically emphasise rural areas.

**Recommendation - No Change**

**Objective 9**

**To protect and enhance the character of the historic built environment, including both buildings and open spaces, and acknowledge the contribution of the District's heritage to economic prosperity and local community well-being.**

English Heritage suggested the word 'built' should be omitted as not all the historic environment is built. They also suggest the reference be made at the end of the objective to the contribution the historic environment makes to the local distinctiveness. These points are accepted, however, it is considered that whilst the 'local distinctiveness' point is accepted reference should be left to Objective 10 and in the interests of succinctness need not be included in Objective 9.

**Recommendation - Amend to Objective 9 as follows**

**Omit the word 'built'. i.e. 'To protect and enhance the character of the historic built environment,.....'**

**Objective 10**

**To promote high quality design of new development and create and maintain attractive, safe, accessible and diverse urban areas which enhance the image of the District generally.**

A number of representations mentioned the need to emphasise the encouragement of local distinctiveness within the vision and objectives with particular reference to maintaining the rural qualities of the majority of the District. Objective 10 which refers to design quality is considered to be the appropriate location for this.

One comment suggested that 'sustainable' should be added to the list of qualities of urban areas. However, it is considered that 'sustainability' is such a wide ranging term that it would not add significantly to the meaning of the objective. The list of qualities all relate to aspects of sustainability covered by this objective.

One comment questioned the definition of 'urban' areas and also, along with two other representors suggested there should be also mention of safeguarding the environmental quality of rural areas/greenfield land/Green Belt. However, this is considered to be adequately covered by Objective 12. (Green Belt is already protected by definition).

The revised Objective 10 is focused on the design quality of built development which principally influences the character of the locality (whether urban or rural settlements). It now also makes specific reference to local distinctiveness.

**Recommendation - Amend Objective 10 to read:**

- 10. To promote high quality design of new development which recognises and enhances the character and distinctiveness of the locality and which is well integrated with its surroundings both visually and physically.**

### **Objective 11**

**To improve the range and quality of cultural and leisure opportunities across the District and improve tourism facilities.**

No comments received

**Recommendation - No change**

### **Objective 12**

**To protect and enhance sensitive natural habitats and the wider countryside for its landscape, amenity, bio-diversity, recreation potential and natural resources.**

No comments received

**Recommendation - No Change**

### **Objective 13**

**To promote energy efficient forms of development and renewable forms of energy.**

Three comments were made on this objective.

- I. Two representations wished to qualify the objective with 'in appropriate locations' to recognise that certain types and locations of windfarms, for example, could be harmful visually or to wildlife. However it is not considered necessary to add this caveat which applies to all development.
- II. The Environment Agency suggested a re-wording as follows:  
**13. 'To make best use of natural resources by promotion of energy efficiency, water efficiency, sustainable construction techniques and renewable energy operation.'**  
which is accepted as a more comprehensive statement.

**Recommendation - Amend Objective 13 to read:**

- 13. To make best use of natural resources by promotion of energy efficiency, sustainable construction techniques and renewable energy operation.**



## **Objective 14**

### **To improve the quality of air, land and water and help reduce the negative impact of climate change.**

The Environment Agency suggested the objective should include protection of the District's surface and groundwater as well as to improve them. It is considered that the word 'protect' could be included in the objective.

A further rewording is also suggested to improve clarity. Reference is now made specifically to 'pollution' and the reference to reducing the impact of climate change has been transferred to the Vision Statement as it is considered to be a general objective which has importance to a number of objectives.

#### **Recommendation - Amend Objective 14 to read:**

- 14. To protect against pollution and improve the quality of air, land and water resources.**

## **Suggestions for Other Objectives**

- Comments on many issues, but particularly on the Vision Statement, referred to a wish to see greater emphasis placed on rural areas. There was support for new development in rural settlements, but equal concern that it was of a scale and type which did not have a substantial impact on the environment of the locality. The following additional objective is therefore proposed to address this concern.

#### **Recommendation - Include a further objective as below:**

**'To support rural regeneration in ways which are compatible with environmental objectives, and which deliver increased prosperity for the whole community.'**

- Some respondents wished to see objectives refer to the promotion of mixed use in meeting additional development requirements. However, it is considered that mixed use development is a means of responding to objectives rather than an objective in itself.
- Suggestion for objective seeking to ensure a range and choice of housing types are made available both at strategic locations and which meets the needs of local people within the District. Also, request for objective recognising to provision of adequate sheltered housing/care facilities for the elderly population which will increase in twenty years.

On reflection it is considered that it would be appropriate to have a further objective relating to the provision of housing. Reference to housing has been included in the Vision Statement, however, a more specific objective would also be appropriate.

#### **Recommendation - Include a new objective as below:**

**To assist the provision of an appropriate and sustainable mix of market, affordable and special needs housing to meet the needs of District residents.**

## The Role of Selby District

### Qu. 2 What should the role of Selby District be in the Leeds City Region and the York sub-area?

Almost a quarter of 40 responses to this question made reference to the relationship with Leeds and/or York, but in ways varying from an acceptance of the current dormitory role (approximately 25% of respondents suggested it was inevitable, would be difficult to change or was 'not necessarily a bad thing if using sustainable transport'), to suggesting that Selby District should be viewed as a rural hinterland for Leeds and York. A third strand was that Selby should grow and benefit from overspill linkages in terms of housing and employment.

However, the greatest number of respondents (approximately 50%) referred to the need to develop the District's economy/employment. Generally this comment was made in the context of making the District more self-sufficient and a means of reducing commuting.

There was a significant number of comments supporting the development of Selby town as a Principal Service Centre with only three respondents specifically mentioning a role for Sherburn and Tadcaster in terms of development.

Two respondents mentioned a more significant role for Eggborough in terms of housing development to correct the perceived imbalance between employment and local workforce there.

### Conclusion

On balance, the responses support a future role for the District which is less of a dormitory and more self-sufficient. There was a general acceptance that for this to happen there would need to be significant emphasis on growth in the economy of the District.

**The Regional Assembly** have suggested the following description of the future role of the town/District:

*"A Principal Service Centre serving a predominantly rural hinterland, contributing to the sustainable development of the wider sub-region by a close and sustainable relationship with higher order centres, especially Leeds and York"*

This description has much to commend it. It places the emphasis on Selby town itself, setting this within a rural hinterland, whilst recognising the strong relationships with Leeds and York. It may be more appropriate, however, to reword it with the District as the main subject.

**Recommendation - Adopt the following statement as an expression of the future role of the District to be included in the Core Strategy.**

**‘A rural District served by Selby as a Principal Service Centre and contributing to the development of the wider sub-region by a close and sustainable relationship with adjacent higher order centres, particularly Leeds and York.’**

**Qu. 3 Do you agree that the further growth in commuting from the District to neighbouring towns and cities should be limited and if possible be reduced?**

Of those respondents for which a definite yes/no could be interpreted there was a balance of 23 to 16 in favour of attempting to reduce commuting. Of those with reservations over reduction the main comments were that it would damage the economy of the District.

The phrasing of the question also posed some difficulties as to how existing commuting levels could be ‘limited’, rather than the limitation being on future growth. Two respondents suggested the emphasis should be on reducing the need to travel rather than ‘limiting’ the need, which implies a more prohibitive stance.

Many responses against limiting commuting qualified their response by linking it to improvements in public transport or locations with good public transport. A number of responses both for and against suggested that significant employment growth in the District would be a prerequisite for any reduction.

### **Implications for ‘Preferred Option’**

A number of respondents expressed reservations concerning the wisdom or practicality of reducing future commuting levels that suggests that the Core Strategy should be cautious over setting ambitious targets in this respect. The responses reinforced answers in Question 2 that a prerequisite for reducing commuting was increased employment opportunities.

## **Market Housing**

### **Managing Housing Markets (Qu. 4 & 5)**

These questions were posed as a result of the recent introduction into Government guidance of an emphasis on the importance of housing markets in planning for new residential development. They were essentially a trawl to establish what information/evidence existed on the nature of housing markets affecting Selby District, as it is clear that a number of housing markets overlapped within the District.

**Qu. 4 Do you have any comments/evidence on the definition of housing markets within the District?**

In the event, very little further evidence was produced by respondents who generally agreed with the Council's analysis which introduced the question. The Home Builders Federation indicated a need for sub-regional assessment and one or two respondents pointed to the different influences on the housing market across the District and indicated that the Council's policies should have regard to these local differences. However, one respondent warned of the dangers of over-prescription in view of the fact that the district falls within a number of overlapping housing markets. Sherburn-in-Elmet Parish Council pointed out that Sherburn and surrounding villages were considered as prime locations for those moving out of Leeds.

**Qu. 5 Do you have any comments/evidence on the influence of externally based sub-regional housing markets within Selby District?**

There was a substantial degree of duplication/overlap in the responses to this question and the previous one.

There was very little additional further comment in response to this question. Monk Fryston Parish council agreed that the District is strongly influenced by the markets of Leeds, York, Wakefield and Doncaster as indicated in the introductory comments.

The Home Builders Federation indicated that the true nature of many of the external market influences would only be revealed when a thorough sub-regional housing market assessment is carried out. Other respondent also pointed the need for further research.

North Yorkshire County Council referred to the study of housing markets being undertaken by consultants on behalf of the Regional Assembly. The results of this study are now available and more detailed work on strategic housing markets including those which affect Selby District is currently being commissioned by the Regional Assembly.

***Conclusion and Implications for the Preferred Option***

Disappointingly, the responses on the housing market situation within Selby District did not produce much in the way of new information/evidence. However, responses did generally confirm the Council's own analysis set out in the introduction to the questions, which pointed to the complexity of housing markets within the District. The District is subject in whole, or part, to the influences of neighbouring larger settlements. Further work is being undertaken to provide evidence from journey to work patterns as to the strength of these influences in different parts of the District.

## Windfall Policy

### Summary of Responses to Questions 6 - 9

#### **Qu.6 Do you consider that windfall development on previously developed land should be supported and given greater priority?**

In general there was extensive support for, or acceptance of, windfall development on previously developed land, with only two or three respondents rejecting it outright. A similar number accepted the principle but considered it should not be given a higher priority. Notably the Regional Assembly were opposed to a windfall policy which would be likely to result in an increase in market housing and further car commuting from villages. A policy which was linked to the provision of affordable housing or essential local services, would be more easily supported.

Support, or acceptance of windfall policy, was, however, often qualified with one or more of the following:

1. Should aim to manage development so there is no need to support windfalls.
2. Subject to protection from over-development of garden areas and loss of local character through over-development of garden areas..
3. Provided locations are sustainable. (Various views on what constitutes a sustainable location e.g. restrict to larger villages and those which have already experienced dramatic growth. Other representations suggest a study is needed to define most sustainable settlements.)
4. Outside settlements many PDL sites not well located and less sustainable than planned 'greenfield' sites. (Only one respondent advocated a 'carte blanche' approach to previously developed land)
5. Subject to avoiding use of employment land.
6. Policy should be in accordance with Government guidance, particularly PPS when published.
7. Limit priority given to windfalls because the smaller sites fail to deliver affordable housing, falling beneath the threshold.

#### **Qu.7 Should windfall development on previously developed land be limited to the more sustainable settlements – market towns or market towns and larger villages?**

There was a relatively even spread of support for all three options as follows:

Market towns only 9      Market towns and larger villages 14      Not limited 16

It can be seen that there was substantial support for a policy supporting windfall development in settlements below the market towns.

Of those supporting the market towns only, one respondent did request that acknowledgement be made that there could be exceptional cases worthy of support in other locations.

Two respondents supporting the 'market towns and larger villages' option requested a clear definition be produced for the larger village category.

Other comments from those supporting the 'not limited' option were:

- Many small rural communities need an element of new development to help sustain community life, particularly schools and community facilities. Allowing small-scale infill development on previously developed land will help to sustain these facilities. Furthermore, there are many small-scale house builders who are only capable of developing sites of a limited size and these builders contribute to the local economy as they source materials and labour locally. The normal way to restrict the size of site development in the smaller settlements is to limit the extent of the development limits or to have no development limits and therefore these settlements would be treated as being in the open countryside.
- The development of windfall sites should be considered along with allocated sites in a sequential way and the most sustainable ones developed first. Therefore if such a site is more sustainable, for example, in accessibility terms then it should be given greater priority.
- Sites should be considered in a sequential way such that sites in the more sustainable settlements should be considered first. Consideration should then be given in turn to other brownfield sites and greenfield land on the edge of villages.

**Qu.8 Should a more restrictive approach to residential development within residential curtilages be developed?**

Generally, there was an overwhelming view that a more restrictive approach to development within curtilages should be adopted. Of the small number not taking this view the general consensus was that a more restrictive approach would be contrary to Government guidance and that the key was to consider applications on their merits and exercise development control powers in cases where the development significantly affected the form and character of the locality.

Conversely those favouring a more restrictive approach were primarily concerned over the impact on the form and character of the locality. Loss of biodiversity was also mentioned by one respondent.

Finally one respondent noted that the current policy leads to executive homes only.

**Qu. 9 Are there any circumstances in which development on 'greenfield' windfall sites should be supported?**

There was a wide range of views on this topic with, surprisingly, a small majority suggesting some circumstances where 'greenfield' windfalls might be acceptable. Those against 'greenfield' windfalls often expressed their view strongly e.g. "definitely not". It is therefore, potentially a controversial issue.

The main circumstances put forward where 'greenfield' development might be acceptable were:

- Infill or 'rounding off' situations
- Only for employment growth where this is more sustainable than development of 'brownfield' sites.
- Where support provision of affordable housing or essential services or assist the delivery of other community benefits.
- Where a live-work situation scheme is envisaged necessitating development.
- Schemes using previously developed land which is not officially included in PPG3 definition e.g. farm building complexes, particularly where the visual and environmental setting may be improved as a result and/or social/affordable housing is included.
- Where in more sustainable situations than alternative brownfield, particularly well located in transport terms.
- If existing playing field etc. must provide replacement provision within catchment area of development in advance of development and provide a net benefit for either open space, sport or recreation interests to outweigh loss.
- Larger scale greenfield 'windfalls' focussed into highest order settlements.

### ***Conclusion and Implications for Preferred Option***

There is clearly a degree of support for windfall development on previously developed land which stretches in some degree to most types of settlements. However the majority of responses were in favour of it in either the three main market towns or the three towns and larger villages.

In developing a Preferred Option policy, however, the policies within the Regional Spatial Strategy are the prime considerations. The RSS does not support such developments in locations, outside Selby itself, which result in market housing and further commuting from villages unless they were supporting provision of affordable housing or essential local services

There was also some support for 'greenfield' windfalls although opinion was more strongly divided on this issue. A number of respondents gave examples of situations where 'greenfield' windfalls could be of local benefit in environmental terms and possibly provide affordable housing.

On the question of development within residential curtilages, there is clearly a strongly held view that this type of development was adversely affecting the form and character of settlements, and rural villages particularly. However, other respondents recognised the positive benefits of such development but

pointed out that existing development control guidance and policies gave protection to the existing form and character of the locality of the development. This issue may therefore be resolved through more rigorous implementation rather than more restrictive policies.

## **Density of Residential Development**

### **Qu.10 Do you consider that the pursuit of higher densities in the interests of more efficient use of land should not be at the expense of the existing form and character of existing villages?**

There was overwhelming agreement with the principle that the pursuit of higher densities should not be at the expense of the existing form of character of villages.

Other comments were limited. However, the Home Builders Federation commented that a high density well designed scheme may frequently not only complement the existing form and character of a village but also provide much needed additional housing units. Also English Heritage wished to see the principle extended to include the towns, where historic cores required a better understanding (e.g. through Conservation Area Appraisals) to ensure that higher densities did not have an adverse impact on their character. Other respondents referred to the advice on densities in PPS3.

Other respondent agreed with the principle and stated that

- 'as a consequence it would be inappropriate to encourage development at a density or at a roof height or mass which would adversely affect the character of settlements.'and
- To minimise visual impact proposals in villages should be sympathetic in scale, form and densities to existing development. High densities are unlikely to reflect the existing form of rural settlements and therefore a blanket approach of high density housing throughout the District would be not be appropriate.

### **Qu.11 Do you consider that it would be appropriate to differentiate between housing densities in the three market towns and the remainder of the District?**

As with Question 10 there was overwhelming agreement with the principle of some differentiation in densities between differing areas, particularly between the towns and villages. However, a number of respondents took the view that density of development was an outcome of from the planning process on an individual site rather than a blanket input. Respondents indicated that the character of the individual neighbourhoods could influence differing densities. One respondent indicated that, not only should this be applied in the larger towns but also between the centres and peripheries of villages. Two respondents suggested that a differentiation be made between densities in Selby town and the other two market towns.

The Regional Assembly, whilst endorsing the principle of higher densities in the more urban areas, indicate that the setting of targets for smaller



settlements should not imply that significant development is likely to be permitted in the rural areas or villages.

### ***Implications for Preferred Option***

It is clear that the overwhelming view is that some regard must be paid to local circumstances when determining development applications. Blanket density policies may be considered too crude an instrument and any density policies should therefore strive to provide relatively broad and flexible guidance which leaves room to accommodate the most appropriate balance for the site and its locality.

Recently published PPS3 provides further guidance on this topic and indicates that Local Planning Authorities may wish to set out a range of densities across the plan area. It does, however, also emphasise the need to consider a range of issues including ensuring the efficient use of land and states that 30 dwellings per hectare should be used as a national indicative minimum to guide policy development.

## **Local Needs Housing**

**Qu. 12      Do you agree that the Council should aim to remove the backlog of affordable housing need within the next 5 years, or as soon as practical thereafter?**

20 respondents agreed with this aim and 18 disagreed. Of those who disagreed, the majority were consultants representing landowners and/or developers. Generally they considered that the timescale of 5 years to be unrealistic and impractical and that such a target would likely to prejudice sites coming forward for development. The form and nature of the housing needs survey was also questioned and the need to assess housing need at settlement level rather than the district as a whole. Comments from a Parish Council doubted that there was a local need for affordable housing and that it would be pointless to provide affordable housing to attract residents from outside the district. Another Parish Council commented that the provision of affordable housing, should not be an excuse to allow larger housing development.

Those who agreed with the aim gave no further explanation.

Whilst not agreeing, or disagreeing with the aim, the Y and H Assembly welcomed the emphasis on affordable housing and felt that a strong approach is necessary.

### ***Implications for Preferred Option***

The evidence base supports those respondents who considered the timescale of 5 years to remove the backlog to be unrealistic and that a longer period will be required. In these circumstances it is vital that the Core Strategy includes policies which maximise support for the provision of affordable housing.

**Qu. 13 The Council’s current policy is to require developers to provide affordable housing on sites of 15 dwellings or more. Do you agree with this threshold or should lower thresholds apply to smaller villages? If so what size threshold should be used and what size of settlement should it apply to?**

Because the way the question was phrased it is difficult to ascertain whether those who ticked the yes box agreed with the current thresholds or agreed they should be lowered, unless they gave additional comments. However there appears to be support for lowering the threshold, although there was little consensus on what the threshold should be (ranged from 10 or more dwellings to 1 dwelling) and the percentage of affordable housing required ranged from 10% to 50%. Those respondents who disagreed with the questions felt that there should be a demonstrable need; it would prevent land from coming forward because of financial viability.

***Implications for Preferred Option***

Recently published PPS3 gives extensive guidance on providing affordable housing. It indicates that the national indicative minimum site size threshold is 15 dwellings. However, Local Planning Authorities can set lower minimum thresholds, where viable and practicable, including in rural areas.

The Core Strategy will need to include the maximum support possible for affordable housing by reviewing thresholds across the District and other measures – see Qu.14 below.

**Qu. 14 Should small ‘exceptions’ sites exclusively for local needs housing be identified in smaller settlements?**

There was overwhelming support for this policy. Some respondents qualified their response; that local needs must be established, the number of schemes coming forward will be small, and the character of the settlement should not be adversely affected. The minority of respondents who were against the policy felt that it was an unwarranted intervention into the housing market, that sites would be difficult to identify and unlikely to come forward, and there would need to be a mix of market and affordable housing to be developed.

***Implications for Preferred Option***

Recently published PPS3 states that:  
‘Where viable and practical, Local Planning Authorities should consider allocating and releasing sites solely for affordable housing, including using a Rural Exceptions Site Policy.’ This endorses the conclusions in the recent Affordable Rural Housing Commission’s report and the inclusion of broad policy support in the Core Strategy would compliment the pro-active work currently being undertaken.

**Qu.15 Do you agree that a proportionate provision of Lifetime Homes within new developments should be sought?**

There were 36 responses to this question. 16 people agreed (44%) and 13 disagreed (36%)

Supporters of a policy stated that it would help contribute to creating successful and sustainable communities. However, any requirements for LTH must be justified on the basis of identified need and must be further balanced with other planning benefits rather than simply an added cost to development.

Those who opposed a new policy cited the following reasons.

- Government documents provide sufficient guidance on the mix and type of homes to be provided within residential developments.
- A policy requiring a proportion of LTH is unnecessary and unjustified.
- LTH is not a part of statutory government policy and until it features in any future reviews of PPS3 or LDF such a reference to LTH is premature.
- There is doubt regarding the requirement and such a policy puts pressure on developers 'returns' resulting in higher density development.
- This type of housing should be incorporated with affordable housing. Categories should not be separate.
- People should move as their needs change.
- Provision should be sought only where there is a demonstrable need. This should be made clear within any policy. A fixed percentage across all housing development is objected to. If provision is required it should be for developments over a certain threshold e.g. 25 dwg but subject to further consultation.

A significant number stated that Building Regulations are already addressing accessibility and mobility needs in new housing and there is no need to specifically develop housing in this regard.

**Qu. 16 Is a target percentage of 25% about right? If not, what percentage do you consider appropriate?**

There were 33 respondents to this question.  
19 disagreed with 25% and 8 agreed with 25%.

(6 people stated that no target should be imposed in the light of reasons given at Question 15)

Others believed setting percentages is overly prescriptive. Do not consider that a proportionate approach to the delivery of LTH is appropriate. These need are served better by adopting the more flexible approach set out in PPG3 and PPS3. Provision should be sought only where there is a demonstrable need. No formal % should be set. Each site should be considered on an individual basis.

Council has not put forward sufficiently robust argument to substantiate provision of LTH. Any percentage target must be based on sound research

into existing and future needs. A target of 25% has serious consequences for achieving higher density targets and new development may not be sympathetic to existing form.

In 8 cases alternative percentages were suggested:

% Suggested	Number of people suggesting this level
5-10%	1
10%	3
10 – 15%	2
15%	1
50%	1

## Jobs and Business

### Employment Land

**Qu. 17 What proposals could be included in the core strategy to assist the District in capitalising on employment growth associated with the increase in knowledge based and other service employment sectors which are currently centred on Leeds and York?**

It is considered by most respondents that there is a market out there for the sites that Selby could provide/allocate to capitalise on the knowledge and service sectors in the region.

In general terms, a good proportion of the comments centred on this being a good opportunity to reduce out commuting from the District. Others state that sites should be located close to key infrastructure and transport networks, and others pointed out the value of marketing the strengths of a Selby District location in terms of the out of town attractive aspirational locations that could be offered in rural areas with good communication links (in line with RSS).

**Qu. 18 Are there any other planning policies which might be helpful to the economy of the District in the future?**

Representations mainly centre on the need to enhance and promote the attractiveness and sustainability of the District to aid the economy – whether in terms of the natural habitat, the business opportunities, the excellent transport links or the town centres. The need for flexibility is also seen as a high priority in comments received. This is seen as especially important as it

will allow responsiveness to a changing economy whilst protecting employment uses.

## **Diversification**

### **Qu. 19a Do rural communities want higher levels of commercial activity?**

35 responses were received in total, and of those, 28 respondents answered the question directly with 17 answering yes and 11 answering no.

- Of those who made additional comments, those answering yes mainly believed that commercial activity should centre on diversification, PDL and small flexible business units. Nevertheless sustainability was viewed to be an issue, and siting, location and scale are considered to be key factors.

A negative response stated that rural communities are generally unsuitable for significant growth, and that to encourage this would be detrimental to sustainable aims and local character. In addition it is considered that it depends who you are – as commuters won't be bothered.

### **Qu. 19b Should the size of buildings be limited?**

28 responses were received in total, and of those, 23 respondents answered the question directly with 17 answering yes and 6 answering no.

Of those who made additional comments, there is a general feeling and qualification of 'yes or no's' that size should be considered on a site specific, case by case system, rather than having set limits. However comments are also made that a balance should be struck to ensure that rural character is maintained.

### **Qu. 19c How should large, isolated redundant commercial/industrial areas be treated in planning terms?**

The general line of thought is that careful consideration should be given to how such buildings are treated, in terms of the impact that this will have on the local area, and on the merits of the site. In addition most respondents believe that such buildings should only be considered for housing as a last option. Several also make the point that if conditions exist to return the site to its original state after the use ceases, then this should be strongly pursued.

## **Existing/Industrial Commercial Areas**

### **Qu. 20 Do you consider that the Council should adopt a more flexible approach to employment land or should specific sites be designated and safeguarded for specific uses?**

47 responses were received in total, of those that directly answered the question, 29 answered yes and 4 answered no.

Generally, the view is that due to the long-term nature of the Core Strategy, a flexible approach needs to be adopted in order to be able to react to changing economic circumstances. A number also saw the value in a mixed approach, and wished to see both methods used, in a strict yet flexible way, where appropriate in order to achieve the vision and objectives of the LDF.

### **Implications for Preferred Options**

Policy E3 of the Draft Regional Spatial Strategy (RSS) advocates a review of existing employment sites on a 3 year rolling basis to ensure that they continue to perform effectively and meet current and future needs.

Sites which would undermine the delivery of the RSS's Core Strategic Approach should be considered for alternative uses in the following sequences:

- i. For employment generating uses other than for business class development
- ii. For mixed-use development, including residential uses, taking account of the potential for higher employment densities
- iii. For residential uses only
- iv. De-allocation

In addition Draft RSS Policy E5 indicates that Local Development Frameworks should define criteria or areas where it is considered necessary to offer special protection to designated employment sites.

The above policies suggest that a firm approach should be adopted in the Core Strategy, but subject to regular review to ensure that employment land needs are being met. The Council has commissioned an Employment Land Review to be completed in the summer of 2007. The Review will inform the Preferred Options stage for employment land policies.

## **Environment**

### **Protection and Enhancement of the Built and Natural Environment**

**Qu. 21**

**Should the Core Strategy contain a general environmental protection policy setting out a strategic approach to protection and enhancement of both the built and natural environment?**

There is an overwhelming support for the inclusion of a general environmental protection policy for the protection and enhancement of both the built and natural environment. Of those who responded to the direct Yes/No question 34 supported the policy with only 3 persons being against the Policy. A number of respondents gave their views on the content of such a policy.

There were varying views on the level of detail for the policy, with the Environment Agency and RSPB, particularly suggesting matters for inclusion.

Comments against the inclusion of a policy considered that this could be dealt with through national and regional policy, a single policy is not appropriate as the District contains a wealth of natural diversity and all developments should show they are in keeping with the character of the area, regard must be given to local context.

### ***Conclusion and Implications for Preferred Options***

There was overwhelming support for a policy of this type. Responses produced the following more detailed issues to consider at Preferred Options stage:

- Whether ‘Local distinctiveness’ should be covered in this Policy.
- The level of detail in the Policy i.e. what should be covered in more detailed policies and how flexible the policy should remain.
- How Appropriate Assessments should be dealt with – a separate issue from this Policy

#### **Qu. 22      If so, should reference be made in the policy to local distinctiveness?**

There is overwhelming support with 28 out of 32 who have responded to the Yes/No question supporting that reference should be made to local distinctiveness.

The reasons given by the four who don’t agree that reference should be made to Local Distinctiveness are as follows

- Local distinctiveness as a strategic aim is fraught with interpretation difficulties.
- National Policy can deal with this
- PPS7 is clear that such policies are not required
- Distinctiveness should be restricted to built character through design considerations

There also seems to be a strong feeling by those providing comments that ‘local distinctiveness’ could be incorporated into Q21 i.e. the general built and natural environment policy.

### **Climate Change**

#### **Qu. 23      Apart from minimising the need to travel, energy efficiency and renewable energy are there any other areas where Core Strategy policies could contribute to reducing greenhouse gas emissions?**

24 individuals or organisations responded to this question.

Whilst the question asked for suggestions for **other areas** *apart from* minimising the need to travel, energy efficiency and renewable energy, most responses related to these. However, broader comments were received covering a variety of topics.

- Four respondents referred to the contribution employment policies could help. Suggestions included encouraging working from home and introducing flexible employment policies which encouraged a broad range of employment opportunities.
- A number of other comments referred to the need for 'environmental' solutions which included policies to require new developments to provide recycling facilities and be designed to be carbon neutral. Encourage farmers to plant more hedges and trees was a further suggestion.
- A number of comments were centred around the major power stations within the District. Comments included that more reference should be made to the futures of the two major power stations within the District with greater use of renewable fuels eg biomass, the potential for community heating schemes associated with them.
- Other respondents advocated greater encouragement of more localised energy production using renewable energy sources.

### ***Implications for Preferred Options***

Not all the suggestions made by respondents can be appropriately included in Core Strategy which is limited to planning and spatial issues. However PPS 22 (2004) has recently been followed (December 2006) by a consultation version of a new annex to PPS1, Planning and Climate Change which gives strong support for and clarification on the inclusion of renewable energy and climate change issues within the planning policy documents. The Core Strategy will develop policies in accordance with latest Government guidance.

### **Qu. 24 Apart from flood risk management, are there any other areas where new planning policies are required to accommodate the impacts of climate change on the District?**

25 individuals and organisations responded to this question.

6 had 'no comments' or felt it was not applicable.

5 considered there were no other areas or were not aware of other areas where new planning policies are required.



There was a wide variety of other comments including protection of trees and hedges and wildlife corridors to allow wildlife to adapt. There was concern over the potential for more flooding, which leads to the encouragement of Sustainable Drainage Schemes and the avoidance of development in flood plains, as well as concern over the potential that increased spells of drought could impact on water aquifers

**Qu. 25 Should the Core Strategy contain a strategic policy on Renewable Energy and should this contain a target for production?**

28 respondents said YES

8 respondents said NO

A number of those in favour referred to the RSS Policy ENV5 B (i) re North York's target and the guidance given in PPS22 which encourages the inclusion of policies which promote and encourage renewable energy production rather than restricts it. However, a number of respondents had concerns over introducing targets, particularly at the local authority level.

There was substantial agreement on the need for a criteria based policy with many respondents wishing to ensure adequate safeguards against adverse environmental impacts of proposals, windfarms for example.

One respondent wished to see sites (eg the Selby Mine sites) safeguarded for renewable energy uses.

***Implications for Preferred Options***

There was strong support for the inclusion of a renewable energy policy, but also considerable caution over the potential impact of development. Any policy will need to strike a delicate balance.

**Qu. 26 Are specific policies required about certain types of development such as wind power?**

37 individuals and organisations responded to this question.

22 said YES

6 said NO

There was strong support for including specific policies although many respondents expressed views as to their contents, largely aimed to protect against adverse impacts.

Objectors considered that policies on specific types of renewable energy production would be either unnecessary or too detailed.

**Qu. 27 Should there be a new policy requiring a percentage of the energy to be used in large new residential, commercial or industrial developments to come from on-site renewable sources?**

40 individuals and organisations responded to this question.

25 said YES and 14 said NO

The following range of percentages was suggested:

- 1 person suggested 5%
- 6 people suggested 10% or more
- 1 person suggested 15%
- 2 people suggested 20%
- 2 people suggested 25%
- 1 person suggested 30%
- 1 person suggested 33%

Objectors expressed concerns over the practicalities of the planning system operating and enforcing such a policy at the present time. Some suggested that the energy efficiency of building use is the responsibility of the Building Regulations, whilst others considered a standard percentage would be over-prescriptive.

### **Flood Risk Management**

**Qu. 28 Do you consider development should be directed to areas with the lowest probability of flooding?**

**Qu.29 Should significant importance be attached to regeneration and sustainability objectives when developing the spatial strategy for future growth, provided robust mitigation measures are incorporated in the design and layout of new development to minimise the risk?**

Overall there was a substantial body of opinion in favour of taking a broader view of locational factors, which was at least equal, if not greater, than that advocating that flood risk was paramount. Clearly, as Government Office and The Environment Agency point out, the PPG25 sequential test will be a major consideration in making locational decisions. However, exceptions to following the test results may be made in response to other sustainability/regeneration factors, where there is sufficient justification to do so.

### ***Implications for the Preferred Options***

PPG 25 has subsequently been superseded by PPS25 which now includes a specific 'exceptions' test. The Core Strategy and its Sustainability Appraisal will need to take full account of this advice on such an important topic for the District.

## **Development in the Countryside**

### **Qu.30 Should the Core Strategy adopt a very restrictive approach to development in the countryside or should there be scope for small scale local needs housing and local employment/service opportunities?**

Of those respondents who answered this question clearly in its simplest form, 80% (32) supported a policy which had sufficient flexibility to allow some small scale development. The general tenor of the comments was that there should be some flexibility to accommodate small scale local housing needs and local service and employment opportunities, which have an important role to play in maintaining and enhancing the vitality of the rural economy.

### **Qu.31 Should the Core strategy contain a strategic policy on major development in the countryside?**

Of the respondents which answered this question, there was a 30 to 6 balance in favour of having such a policy. Those against such a policy made little additional comment, although from the comments that were made the presumption was that there was no place whatsoever for any major developments in the countryside.

Those in favour of the policy expressed a limited range of views as to its nature. A small number were proposing a very restrictive policy indeed whilst the majority recognised that there could be some circumstances where significant development could be appropriate, although still in relatively exceptional circumstances and sustainable locations. Examples mentioned were disused industrial areas, tourist related developments and development associated with power stations. In general a strong policy which advocated a cautious approach to these types developments and was advocated by respondents.

## **Green Belt**

### **Qu.32 Do you agree there is not requirement to review Green Belt boundaries?**

A total of 24 representors answered 'Yes' to the question with 17 representors answering 'No'.

There are some concerns that the way the question was phrased could have confused representors answering the question, as comments accompanying the Y/N are misleading.

#### *Comments raised for review/amendments*

- Maybe beneficial to expand GB to protect countryside and control urban spread.
- General extent of GB should be retained but there may be a need to carryout localised review/minor alterations.
- The Council have not undertaken a review under the new system so will need to justify why they are not undertaking a review.
- There is a need to identify a role for the area between the old and the new A1.
- Development limits in GB settlements should also be reviewed to assess whether they are drawn too tightly.
- Safeguarded land may not be needed due to reduced housing requirements and should be returned to GB.
- GB boundaries should be reviewed to ensure they are functioning appropriately and land in these areas are serving the purpose of being included.
- A review would ensure that policy/areas are still relevant to LDF period

#### *Comments against review*

- No review required and essential to maintain and not relay in any circumstances.
- Caution against expansion of GB.
- There is no evidence to suggest review necessary.
- There is sufficient land to accommodate growth.
- Boundaries should be permanent – PPG2.
- General extent of GB should be retained but there may be a need to carryout localised review/minor alterations.
- Except for identifying major developed sites and co-defining areas required to meet identified needs of sport and recreation to 2021 with a specific designation over washed by GB.
- It is vital that GB is protected for future generations.

#### ***Implications for the Preferred Options***

Although there were a range of views expressed on this issue, Government advice in PPG2 is clearly in favour of retaining the Green Belt boundary as a permanent feature unless there are exceptional circumstances. The Green Belt boundary was adopted in the Selby District Local Plan in 2005 and it is not considered that any strong justification or change in circumstances have been brought forward to justify a review at this point in time.

## **Travel and Accessibility**

### **Parking (Town Centres)**

#### **Qu. 33 Do you agree with the general approach to parking proposed for town centres as described above in Draft RSS Policy T2?**

Of the 26 respondents who answered this question directly, 4 to 1 in favour of the Draft RSS approach. Only a small number of respondents disagreed, generally, perhaps fearing that, in the specific case of Selby District, the imposition of parking charges in Sherburn and Tadcaster would be detrimental at this point in time and that existing public transport within the District was not sufficiently attractive to compensate for any restriction on private car use.

One respondent made reference to the rural circumstances of the District which affected the viability of public transport operation and indicated that any controls or reduction in long stay parking must have due regard to the implications for traffic congestion resulting from displaced, parking demand. The respondent also noted that it is important that any proposals to introduce, increase or otherwise adjust parking charges is supported by comprehensive evidence of the strength of the local economy and the benefits likely to accrue from the introduction of any charges.

Another respondent points out that there are major shopping centres, with free parking, just outside the District boundary and therefore anything which made shopping in Selby District less attractive could have a detrimental impact on local trade, as well as being less sustainable.

Comments specifically on Tadcaster and Sherburn were against the introduction of parking charges.

#### **Qu. 34 Would you like to see any changes to parking arrangements within the centres of Selby, Tadcaster and Sherburn?**

Of the 27 respondents who answered this question directly there was three to one agreement with current car parking arrangements within Selby, Tadcaster and Sherburn.

Changes were suggested in the following areas:

- Main street parking in Selby should be reduced.
- Larger main car parks in Selby, reduce short stay charges. Remove long stay parking from main car parks and increase charges.
- Tadcaster should have pay and display car parks as Selby does (Selby Town Council)

### ***Implications for Preferred Option***

There was general support for the approach to parking included within the Regional Spatial Strategy and a general level of satisfaction with current parking arrangements. Proposals for changes in parking arrangements mostly arose from Selby, which currently is the only centre with an active management policy, controlling the relationship between long and short stay

parking. At present, current parking arrangements in Tadcaster and Sherburn appear acceptable and there is therefore no need for the Core Strategy to be promoting any drastic changes at this point in time. Any policy on town centre parking within the Core Strategy will need to promote regular reviews to ensure that adequate short stay parking is available to maintain the health of the retail and service functions within those centres.

Detailed points regarding parking in Selby would be best addressed within the Selby Area Action Plan.

## **Park and Ride**

**Qu. 35      Do you have any views on the park and ride facilities required at rail stations within the District to encourage greater use of rail services?**

All those who commented on this question were generally supportive of the concept, although Sherburn-in-Elmet Parish Council considered that more rail services were more important than park and ride facilities.

The most common detailed comment referred to the need for more parking required at Selby. Network Rail state that there is far more demand for parking at Selby station than is catered for and there is no land in Network Rail's ownership that could readily be used for parking. New development in and around Selby is exacerbating the problem. A site opposite the station should be reserved. A further respondent suggested multi-storey car park is required to improve viability of providing parking.

### ***Implications for Preferred Option***

Whilst there was general support for the concept from respondents, the issue is clearly a complex one, which, as one respondent – Yorkshire Forward indicated, needs to be considered in the context of a wider infrastructure and demand management strategy. In the absence of more definite guidance at Regional level, it will be difficult to include a great deal on this issue within the Core Strategy, although it would be prudent for the Selby Action Plan to consider what physical options are available for providing more parking in the vicinity of Selby station and their financial viability.

Some respondents suggested that parking provision for commuters should be subsidised through a rebate on fares. However, this issue is very much a regional one which will be outside the scope of the Core Strategy. Management of the costs of commuting both by public transport and by car need to will need to be part of a regional demand management strategy.

## **The Distribution of Residential Development**

### **Questions 36a-c**

The four main options upon which views were sought were as follows:

- 1) Growth concentrated in Selby town and Adjacent Parishes
- 2) Principal and Local Service Centres strategy
- 3) Service Centres and Larger Villages
- 4) Dispersed Growth Strategy

**Qu. 36a Do you have a preference for any of the Options 1-4?**

53 respondents commented on this question of which 37 responses gave a clear preference for one of the options. There was a degree of support all of the four main options from the 37 responses which gave a clear preference. However whilst there was a very similar level of support (26-32%) for Options 1, 2 and 4, Option 3 was preferred by only 16% of respondents.

**Option 1**

Importantly the **Regional Assembly** indicated that, in their view, Option 1 most closely reflected the Draft RSS and its policies.

The option was also supported North Yorkshire County Council, the Home Builders Federation and by a number of responses on behalf of volume house builders who had interests in the Selby town area.

**Option 2**

The **Regional Assembly** indicated that Option 2 would be unlikely to be supported if proposed growth outside Selby was in excess of meeting local needs and supporting the vitality of settlements.

This option was supported by approximately one third of the parish/town councils who answered this question with a clear preference and by responses on behalf of two volume builders who have an interest in the Sherburn/South Milford areas.

**Option 3**

Only 6 respondents expressed a clear preference for Option 3.

The **Regional Assembly** indicated that in their view Options 3 would conflict with the draft RSS and therefore would not be supported.

Whitley, Riccall and Hemingbrough parish councils preferred this option and two landowners with interests in the larger villages of Hensall and Eggborough.

**Option 4**

Option 4 recorded the highest number votes amongst respondents who gave a clear preference. However, the **Regional Assembly** indicated that in their view Options 4 would conflict with the draft RSS and therefore would not be supported.

Seven of the twelve responses, which gave a clear preference, could be classified as being on behalf of landowners or developers (often with an

apparent commercial development interest). Three parish/town councils, Selby, Gateforth and Beal and Kellington also selected this option.

**Qu. 36b Would you prefer a combination of elements from more than one option?**

Only a quarter of respondents suggested a preference for a combination of options.

The majority of responses to this question recognised the value of Options 1 or 2 in distributing the majority of growth to the three main centres but wished to see these tempered by a greater allowance for development in either all villages (Option 4) or in the larger ones (Option 3). The most popular combinations proposed were Option 2 and Option 4 or a more dispersed option based on Option 3 with an element of Option 4.

**Qu. 36c Are there any other options?**

Only six respondents made positive suggestions for other options. These vary wildly in nature and are summarised individually below.

- a. A combination of Options 2 and 4 allowing controlled growth and a more flexible approach to allocation of sites depending on current state of housing/employment markets.
- b. Turn Selby town into a 'super city'. Contain growth in Sherburn and Tadcaster – make better use of M62/A19 junction
- c. New settlement – eco-village -at Gascoigne Wood and identify other such locations e.g. Church Fenton Airfield
- d. Options 1 & 2, on the basis of a goals and objectives approach, posit the most attractive combination of resources, but do not recognise existing imbalances between homes and jobs, as at Eggborough. Wish to see Eggborough given more priority than Tadcaster.
- e. Prefer Option 1 but could support Option 2, provided Selby (and its parishes) are prioritised and that future development allocations are also prioritised and focussed upon Selby and its parishes. (Two respondents made this same comment.)

In addition, in response to Question 36b, one parish council suggested that 'Preserve and enhance the rural landscape' should form the basis of a strategy.

***Conclusions and Implications for Preferred Options***

The main points arising from the consultation on the distribution of residential development to be considered in developing the preferred option(s) are:

- There was a relatively even split between those respondents who wished to see development principally concentrated in the three market towns (Options 1 and 2) and those which wished to see the villages receiving a higher proportion of development (Options 3 and 4).
- Of those preferring Options 1 or 2, there was an even split between the two options.



- Of those preferring Options 3 and 4 there was a 2 to 1 preference for Option 4 (Some development permitted in smaller villages).
- Of those respondents preferring a combination of options, the majority accepted either Options 1 or 2 as a basis coupled with some allowance for dispersal into villages.
- Although Option 5 (Eco-village at Gascoigne Wood) was not promoted as a main option only 1 respondent took the opportunity to actively support it. Respondents who had been actively involved in the Renaissance document which initially put the proposal forward made the point that it was made as an alternative to significant development at Sherburn. If significant development at Sherburn is not being supported by the draft RSS there will be no requirement, in the short to medium term, for the new village.
- The Regional Assembly's views are of critical importance. These are:
  - Options 3 and 4 conflict with the draft RSS and are not supported.
  - Option 2 would be unlikely to be supported unless proposed growth outside Selby is necessary to meet local needs and support the vitality of settlements.
  - Option 1 most closely reflects the draft RSS.

The Draft RSS strategy is heavily weighted towards development in the Selby area with local needs only to be catered for in the remainder of the District, principally in Sherburn and Tadcaster. Three quarters of respondents favoured either options 2, 3 or 4 which accommodate some development in varying distributions outside the Selby area, which suggests there is substantial support for a wider distribution of new development. Therefore the main issues for the Core Strategy, are:

- what proportion of local needs should be met outside the Selby area;
- can these be met in Tadcaster and Sherburn and
- is there any scope, without conflicting with RSS, for meeting local needs in other villages?

## SELBY DISTRICT COUNCIL

Minutes of the proceedings of a meeting of the Policy and Resources Committee held on 17 April 2007, in Committee Room 2, The Civic Centre, Portholme Road, Selby, commencing at 4.00pm.

1642	Minutes
1643	Chair's Address to the Policy and Resources Committee
1644	Annual Audit Inspection Letter
1645	Safeguarding Children Arrangements and Child Protection Policy
1646	Local Development Framework Core Strategy – Progress Report and Response to Consultation on Issues and Options Report
1647	Service Performance Agreements
1648	Health and Safety Policy
1649	Annual Delivery Plan 2007 – Improvement Chapter
1650	Corporate Plan Update
1651	State of the Area Address Consultation
1652	Lyons Inquiry into Local Government
1653	Referrals from Other Boards and Committees
1654	Private Session
1655	Affordable Housing

Present: Councillor M Crane in the Chair

Councillors: Mrs L Casling, J Crawford, M Davis, Mrs G Ivey, J Mackman, D McSherry, C Metcalfe, Mrs W Nichols, R Sayner (for B Percival) and R Packham

Officials: Chief Executive, Strategic Directors, Head of Service – Finance and Central Services, Head of Service – Policy and Performance, Planning Policy Manager, Principal Environmental Health Officer (Commercial), Corporate Health and Safety Adviser, Democratic Services Officer

Also in Attendance: Mr P Hanmer, Audit Commission

Observers: Councillor S Shaw-Wright

Public: 0

Press: 0

1640 **Apologies for Absence and Notice of Substitution**

Apologies were received from Councillor B Percival.

Substitute councillor was R Sayner (*for B Percival*).

1641 **Disclosure of Interest**

None declared.

1642 **Minutes**

**Resolved:**

**That the minutes of the proceedings of the meeting of the Policy and Resources Committee held on 6 March 2007 be confirmed as a correct record and be signed by the Chair.**

1643 **Chair's Address to the Policy and Resources Committee**

The Chair wished everyone all the best in their election campaigns and thanked Councillor D McSherry, who would not be standing for re-election, for all his hard work.

1644 **Annual Audit Inspection Letter**

Mr Hanmer, from the Audit Commission, presented councillors with the Audit Commission's Annual Audit and Inspection Letter for 2005/2006 and Use of Resources Assessment for 2006 for Selby District Council.

The Council had improved in its priority areas and just under half of its key performance indicators. In addition, the Use of Resources Assessment showed the Council had improved from an overall score of 2 in 2005 (only at minimum requirements – adequate performance) to an overall score of 3 (consistently above minimum requirements – performing well).

Councillors asked questions arising from the presentation and Mr Hanmer responded.

The Chair thanked Mr Hanmer for his presentation.

**Resolved:**

**That the Annual Audit and Inspection Letter for 2005/2006 and the Use of Resources Assessment for 2006 be accepted.**

1645

### **Safeguarding Children Arrangements and Child Protection Policy**

Mr S Martin, Strategic Director, presented councillors with a report that set out the statutory requirements placed on the Council by the Children Act 2004. Section 11 placed a duty on the Council to make arrangements to ensure that its functions were discharged with regard to the need to safeguard and promote the welfare of children.

The Council also had a duty to co-operate with the lead authority (North Yorkshire County Council) in the development and delivery of children's trust arrangements.

Councillors discussed the possible requirement for additional training at the Council if the safeguarding children arrangements and Child Protection Policy were adopted.

#### **Recommended to Council:**

**That the safeguarding children arrangements and Child Protection Policy be adopted.**

1646

### **Local Development Framework Core Strategy – Progress Report and Response to Consultation on Issues and Options Report**

The Planning Policy Manager reported to councillors on the progress that had been made in producing the Local Development Framework Core Strategy and the results of the consultation on the issues and options.

He informed councillors that in the Appendix to the report, the section dealing with the response to questions 36 a-c on the distribution of *residential* development in fact should refer to the distribution of development generally, including future economic growth.

Councillors discussed the results of the consultation, in particular the response of the Regional Assembly, as well as the issue of windfall development on previously developed land.

The Planning Policy Manager confirmed that before the next stage of the process a further report on preferred options would be submitted to the Policy and Resources Committee, followed by public consultation.



**Resolved that:**

- i. The officers' conclusions on the results of the consultation on the issues and options report (set out in appendix A of the report), subject to the amendment above to page 104 of the report, be supported as the basis for further policy development;**
- ii. The revised versions of the Core Strategy aim, objectives and role of the District (set out in Appendix A of the report) be approved; and**
- iii. The progress to date on the preparation of the Core Strategy be noted.**

1647

**Service Performance Agreements**

The Head of Service – Finance and Central Services updated councillors on the service performance agreements for 2007/2008 for those services that were within the remit of the Policy and Resources Committee.

Councillors were informed that for all the service performance agreements, the section on the nature of service would be revised to link to the Council's strategic themes and priorities.

**Resolved:**

**That the service performance agreements for 2007/2008 for the following services be approved:**

- a. Planning and Economic Development**
  - **Planning Policy**
  - **Development Control**
- b. Legal and Democratic Services**
  - **Democratic Services**
  - **Elections**
  - **Legal Services**
- c. Policy and Performance**
- d. Human Resources**

**e. Finance and Central Services**

- **Customer/Central Services**
- **Information Technology**
- **E-Government**
- **Accountancy Services**

1648

**Health and Safety Policy**

The Principal Environmental Health Officer (Commercial) presented councillors with the revised Health and Safety Policy.

The policy would be reviewed annually and this, together with the newly formed Health and Safety Forum, showed the Council's ongoing commitment to health and safety. The Corporate Health and Safety Adviser would monitor health and safety at the Council and report his findings to the Health and Safety Forum.

Councillors discussed the proposed revised policy, with particular reference to lone working and the risk assessment obligations for expectant or nursing mothers.

**Resolved:**

**That the revised Corporate Health and Safety Policy be approved.**

1649

**Annual Delivery Plan 2007 – Improvement Chapter**

The Head of Service – Policy and Performance presented councillors with the Improvement Chapter of the Annual Delivery Plan 2007.

The Annual Delivery Plan 2007/2008 was due to be published by 30 June 2007 in accordance with statutory timetables.

The Plan met the Council's obligations to publish an annual performance plan and also included a specific corporate improvement chapter that showed the outcomes and actions that the Council was seeking to achieve in the coming year to ensure that the strategic themes were addressed and the priorities delivered.

**Recommended to Council:**

**That the Improvement Chapter of the Annual Delivery Plan 2007 be approved.**

1650

### **Corporate Plan Update**

The Head of Service – Policy and Performance presented councillors with an update and exceptions report on the delivery and performance of the Corporate Plan for the period April 2006 to March 2007.

#### **Resolved:**

**That the report detailing the delivery and performance of the Corporate Plan strategic themes for April 2006 to March 2007 be accepted.**

1651

### **State of the Area Address Consultation**

The Head of Service – Policy and Performance presented councillors with a report detailing the State of the Area Address consultation programme for 2007. The aim of the programme was to reach as widely and deeply as possible into the local community, by the most appropriate methods, to inform local decision-making. The State of the Area Address 2007 would be presented at Council on 26 June 2007.

Results of the consultation programme would be reported to Council by the Overview and Scrutiny Committee.

#### **Resolved:**

**That the State of the Area Address consultation programme for 2007 be approved.**

1652

### **Lyons Inquiry into Local Government**

The Chief Executive informed councillors of the outcome of the Lyons Inquiry into local government.

The inquiry, initially established to look into local government funding, began in 2004 and was extended in 2005 to cover the role and function of local government.

#### **Resolved:**

**That the report be noted.**

**Referrals from Other Boards and Committees**

Councillors considered the referrals below as follows:

(a) Environment Board – 29 March 2007

Minute 1613 – Food and Health and Safety Enforcement Policies

Councillors were requested to approve the revised Food and Health and Safety Enforcement Policies for 2007/2008.

**Resolved:**

**That the revised Food and Health and Safety Enforcement Policies for 2007/2008 be approved.**

(b) Social Board – 3 April 2007

Minute 1625 – Empty Properties Lettings Process

Councillors were requested to approve the lettable standards set out in appendix 1 of the report on empty properties lettings process and the establishment of budgets to finance difficult to let properties and the introduction of a welcome pack.

**Resolved:**

**That the following be approved:**

- i. **The lettable standards set out in appendix 1 of the report on empty properties lettings process;**
- ii. **The establishment of budgets to finance difficult to let properties; and**
- iii. **the introduction of a welcome pack.**

Minute 1626 – Asbestos Policy

Councillors were requested to approve the revised Asbestos Policy.

**Resolved:**

**That the revised Asbestos Policy be approved.**



Minute 1627 – Anti-Social Behaviour Policy

Councillors were requested to approve the revised Housing Services Anti-Social Behaviour Policy.

**Resolved:**

**That the revised Housing Services Anti-Social Behaviour Policy be approved.**

1654 **Private Session**

**That in accordance with Section 100(A)(4) of the Local Government Act 1972, in view of the nature of the business to be transacted, the meeting be not open to the Press and public during consideration of the following items as there will be a disclosure of exempt information as defined in Section 100(1) of the Act as described in paragraph 3 of Part 1 of Schedule 12A to the Act.**

1655 **Affordable Housing**

Councillor S Shaw-Wright and Mr J Lund, Strategic Director, updated councillors on the meeting of the Affordable Housing Working Group that had taken place earlier that day.

The Working Group examined a request for changes to the Council's s106 agreements to help safeguard mortgagees in possession.

**Recommended to Council:**

**That the s106 agreement for Staynor Hall be amended to include a mortgagee in possession clause in the form submitted by solicitors acting for the developer, save that a claw-back be included to enable any surplus arising from a sale to be made available to the affordable housing pool, so as to provide the greatest opportunity for direct influence by Selby District Council.**

The meeting closed at 6:10pm