

Draft Core Strategy Consultation

YOUR PLAN, YOUR FUTURE

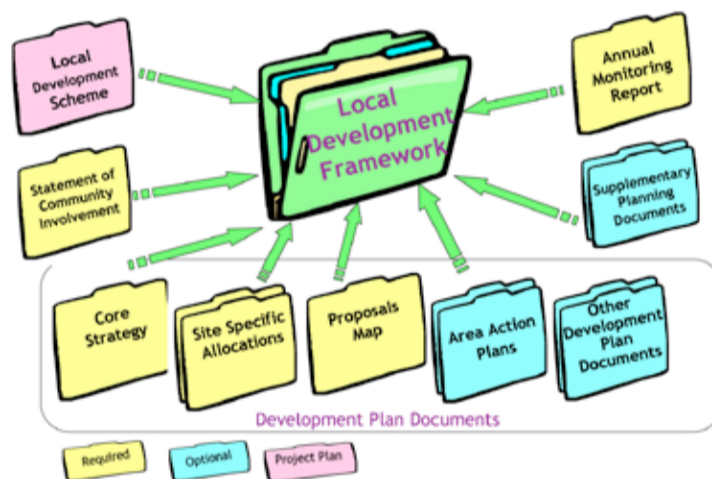
A supplement with *Citizenlink* – February 2010

Where should new jobs and homes be provided?

Where do we need to develop in the Selby District? How will the District look in 2026? Where should development be restricted? How can we ensure development is sustainable and does not increase the impact of climate change?

To look at these issues, the Council is preparing a series of development documents called the Local Development Framework (LDF) which, when adopted, will contain the policies and proposals used to help decide what development is allowed to take place in our District.

To see the full suite of LDF documents proposed, please visit the LDF pages on our website (www.selby.gov.uk).



Selby District Core Strategy – have your say

The Council is currently developing the Core Strategy, which will include the overall vision for the District up to 2026 accompanied by a number of strategic policies.

We have already consulted on Issues and Options in 2006 and Further Options in 2008 to get views on the main planning issues.

After considering the responses to these consultations we are now publishing for the first time a complete draft document for comments.

This special pull-out section gives you a flavour of what the Council is proposing to put in the new Core Strategy. The Strategy will help to shape the towns and villages where you live.

For a chance to find out more, read on and look at the back page to see how to have your say.

Development for our area

Selby, the Principal Town, will be the focus for new housing, employment, retail, commercial, leisure and cultural facilities with complementary growth in Barlby, Osgodby, Brayton and Thorpe Willoughby.

Sherburn in Elmet and Tadcaster are designated as Local Service Centres where further growth will take place – appropriate to the size and role of each settlement.

The strategy of concentrating growth in Selby and to a lesser extent in the Local Service Centres, means that there is less scope for continued growth in villages on the scale previously experienced.

However, because there is not enough capacity to absorb all future growth in the three towns, some limited growth is also proposed in designated service villages; those with the largest populations and the best range of services.

These designated service villages provide the main locations for job opportunities and increasing the availability of affordable housing,

as well as providing services for the surrounding area.

The remaining villages in our District are smaller with more limited services or poorer levels of public transport. These are the Secondary Villages.

More growth is not appropriate in these villages, although some redevelopment or infilling on previously developed land may take place.

Development in the countryside will generally be resisted.

Settlement Hierarchy

| | | | |
|---|--|--|---|
| Principal Town Selby | Monk Fryston/ Hillam North Duffield Riccall South Milford Thorpe Willoughby Wistow | Burton Salmon Burn Camblesforth Cawood Chapel Haddlesey Church Fenton Airbase Cliffe Colton Cridling Stubbs Drax Escrick Gateforth Great Heck Healaugh Hensall Hirst Courtney Kelfield Kellingley Colliery | Kirk Smeaton Little Smeaton Lumby Newland Newton Kyme Ryther Saxton Skipwith South Duffield Stillingfleet Stutton Thorganby Towton Ulleskelf West Haddlesey Whitley Womersley |
| Local Service Centres Sherburn in Elmet Tadcaster | | | |
| Designated Service Villages Barlby/Osgodby Brayton Carlton Church Fenton Eggborough Fairburn Hambleton Heminbrough Kellington | Secondary Villages Appleton Roebuck Barlow Beal Barkston Ash Biggin Bilbrough Birkin Bolton Percy Brotherton/Byram | | |

What's in the Core Strategy?

The Core Strategy is one of the most important parts of the LDF. When finalised it will influence future investment in the District and where new homes, jobs and services will be.

The Core Strategy provides:

- a spatial vision for Selby District and strategic objectives to help us achieve that vision;
- a development strategy which identifies where policies will apply, either encouraging development or constraining development;
- strategic sites for housing and economic development to accommodate major growth in Selby and a District-wide framework for the allocation of other sites for specific uses;
- strategic policies setting out the context for detailed policies and site specific proposals to be included in separate Local Development Framework documents, which will be prepared in the future.

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Key issues

MODERATING UNSUSTAINABLE TRAVEL PLANS

Our area is characterised by lengthy journey to work trips for many residents, particularly to Leeds and York. This is an unsustainable travel pattern – helping improve the self-sufficiency of Selby (by creating more jobs locally) is a major challenge.

CONCENTRATING GROWTH IN THE SELBY AREA

The Yorkshire and Humber Plan (also known as the Regional Spatial Strategy, or RSS) which was published in May 2008 aims to focus future growth within the towns and cities of the region. Selby is identified as a Principal Town, which is well placed to accommodate development.

However flood risk and highways capacity issues, plus the objective of sustaining and enhancing the attractiveness of the town centre, are also key issues.

PROVIDING AFFORDABLE HOUSING

The Core Strategy aims to achieve a balance between satisfying the significant affordable housing need

that has been identified across the District, while concentrating growth in Selby in line with the RSS.

DEVELOPING THE ECONOMY

Reinvigorating and developing the economy of the District has emerged as a major priority, if a more self-contained, sustainable way of life for residents is to be created.



Access to services, community facilities and infrastructure

New developments must provide access to services, community facilities and supporting infrastructure such as roads, footpaths, cycleways and utilities.

Community facilities such as schools, healthcare, public transport and sport and recreation amenities needed in connection with new developments must be in place or provided as part of any development.

The creation and maintenance of 'green infrastructure' will also be important in order to protect natural resources and wildlife and to promote healthy living. This includes the protection and establishment of networks of linked open spaces and green corridors running through the District.

Housing Mix Policy

Council studies, Government guidance and local objectives all highlight the need for new housing development to be built in such a way so as to meet the different needs of the whole community.

New developments must meet the needs of everyone by providing an appropriate mix of housing in terms of types and sizes, helping to create mixed communities. Larger properties for families, bungalows and houses rather than flats are part of this policy.

New housing in the District

Most new housing will be within or adjacent to Selby – with priority for development in the town's urban core and to redeveloping older industrial areas.

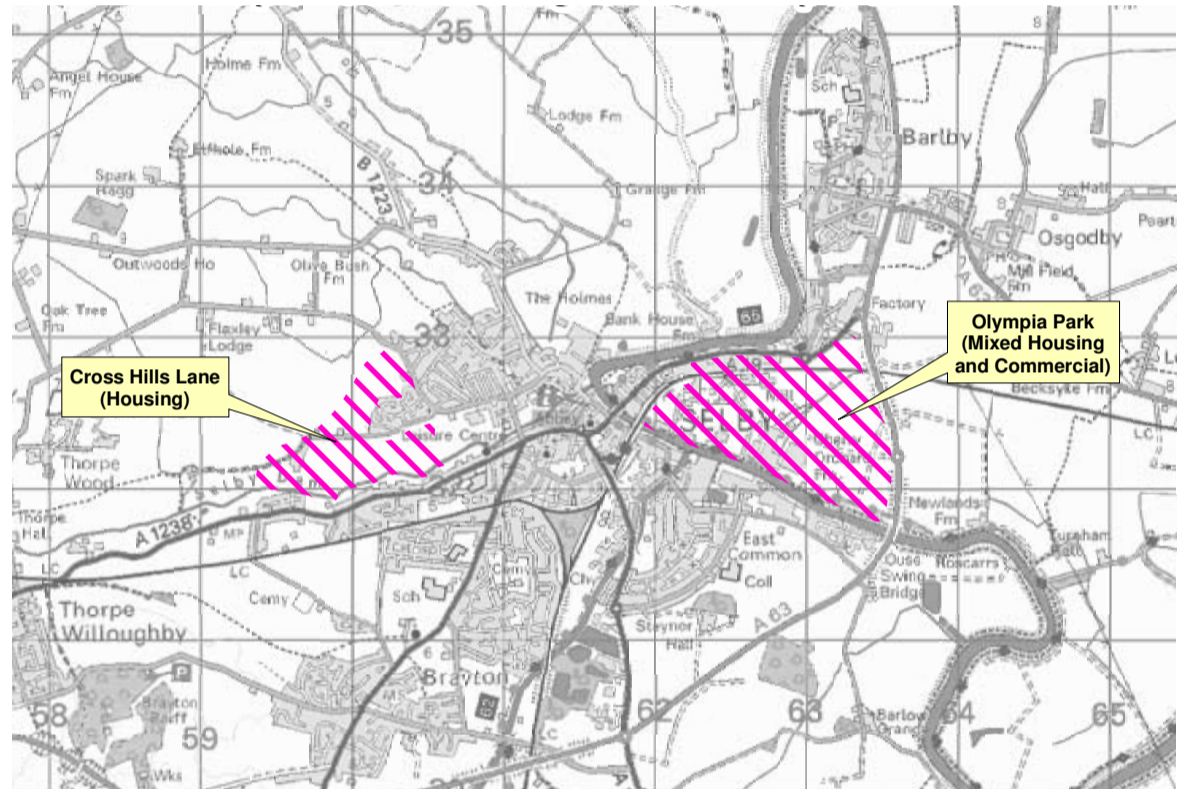
About 440 houses a year need to be built to meet the area's housing needs up to 2026 (see table for more details).

The Council considers that the most sustainable way of delivering the new homes is through an urban extension to the north west of the town, at Cross Hills Lane, and a combined strategic housing and employment site to the east of the town in the area contained by the River Ouse and Selby Bypass, known as Olympia Park.

These sites have been selected out of six strategic options around the town, on which we consulted earlier in this process. They will provide a total of around 1,800 homes. This represents just over a third of the new housing needed in the Selby District, once we've taken into account the housing which already has planning permission (there are currently around 2,300 homes with planning permission granted).

Some development is also earmarked for Sherburn in Elmet and Tadcaster. There is also scope for additional housing in a number of larger, more sustainable villages. Development here will support and enhance a strong network of local services.

In the remaining smaller villages, small scale housing using previously developed land is considered appropriate along with 100% affordable housing schemes.



| Settlement/ Settlement Group | Approximate number of dwellings to be built each year | Total Minimum number of dwellings required 2009 – 2026 | Dwellings already committed from existing Planning Permissions at 31.3.09 | Number of dwellings needed from new land allocations |
|---|---|--|---|--|
| Selby, Barby/ Osgodby, Brayton, Thorpe Willoughby | 251 | 4265 | 1401 | 2864 |
| Sherburn in Elmet | 40 | 680 | 200 | 480 |
| Tadcaster | 40 | 680 | 152 | 528 |
| Designated Service Villages | 88 | 1495 | 230 | 1265 |
| Secondary Villages | 21 | 360 | 360 | 0 |
| Total | 440 | 7480 | 2343 | 5137 |

The travelling community

Selby's three existing Gypsy and Traveller sites are at capacity so we are investigating the future needs of the travelling community, which also includes Showpeople.

The Council will allocate new sites through a future Allocations Development Plan Document, using up to date guidance and through consultation with the travelling and local communities.

Affordable housing

Recent research has shown that there is a need in Selby District for 409 affordable homes each year until 2014.

The Council therefore intends to continue its policy of requiring that up to 40% affordable housing is included within residential schemes over a certain size.

In small rural settlements,

schemes solely for affordable homes to meet the housing needs of that village will be allowed on sites where market housing would not be appropriate.



Design Quality

New developments need to be planned to ensure high quality and inclusive design for buildings, alongside distinctive spaces. The diverse needs of the whole community should be met.

Good quality housing can improve quality of life by reducing crime and improving public health. High quality mixed use schemes also contribute to

creating sustainable communities.

It is widely recognised that well-designed sustainable communities can contribute to improved well-being. The principles of 'active design' (promoting physical activity through the careful design and layout of new development) and access to green infrastructure allow for more participation in exercise.

Facing the future

– the impact of climate change



Helping the District and its residents adapt to the future impacts of climate change is a key issue for the Core Strategy, particularly as the District has significant areas subject to flooding risk. The Strategy policies aim to reduce greenhouse gas emissions and protect resources, while providing opportunities to exploit realistic alternatives to fossil fuels by promoting renewable energy.

The Council has commissioned a Strategic Flood Risk Assessment in order to identify the extent of flood risk and to ensure that the impacts are properly managed. The Core Strategy climate change policy includes reference to maintaining flood storage capacity, implementing sustainable drainage schemes and including mitigation measures wherever development in higher risk areas is unavoidable.

The District relies on significant groundwater supplies

within the Sherwood Standstone aquifer. Protecting existing resources, encouraging water conservation measures and water efficiency will help the District adapt to climate change and ensure sufficient water resources to meet its needs.

The Council will support new sources of renewable energy generation provided that proposals can demonstrate that the wider environmental, economic and social benefits outweigh the harm caused to the environment and local amenity; and the impacts on local communities are minimised.

The Core Strategy also supports micro-generation schemes for renewable energy. Part of the new policies require some new developments to obtain a percentage of their energy from de-centralised and renewable or low carbon sources.

The Core Strategy policy also promotes effective stewardship of the District's wildlife by safeguarding nature conservation sites, ensuring

developments retain, protect and enhance features of biological interest, and seek gains in biodiversity. It also supports

the identification, mapping, creation and restoration of habitats and contributions to green infrastructure.



Town centres and local services

Selby, as the principal town, provides a wide range of services and facilities for the local community and surrounding villages, as well as for visitors. These facilities include a range of national retailers, including supermarkets, and a number of independent traders.

Tadcaster and Sherburn in Elmet function as local service centres but serving smaller catchment areas than Selby. The existing Selby District Local Plan defines the shopping and business areas here. Tadcaster and Sherburn both provide essential services for the immediate needs of the local population.

A number of larger villages also provide a range of shops and services for day-to-day needs.

A Retail, Commercial and Leisure Study, completed in October 2009 on behalf of the Council, provides further evidence to support the Council's approach to future planning for town and village centres.

The Core Strategy outlines the broad principles for development and this includes promoting appropriate growth in town centres and protecting existing facilities where appropriate.

A MODERN, DIVERSE AND SUSTAINABLE ECONOMY

Continued growth of a modern, diverse and sustainable economy is a key objective of the Core Strategy.

An improved range of local job opportunities, services and facilities will help reduce the number of work related, shopping and leisure trips outside the District.

SCALE AND DISTRIBUTION OF EMPLOYMENT

Reducing the need to travel outside the District, by restructuring the local business environment, towards a modern service and knowledge-based economy, is another key challenge. Revitalising the economy of the District has emerged as a major priority if a more self-contained, sustainable way of life for residents is to be created.

Recent research has shown that Selby is well placed to benefit from an overspill of highly skilled, knowledge and technology based forms of employment from other parts of the Leeds City Region.

Other evidence suggests there is potential for start up business space and office clusters focused on the town centres.

ECONOMIC GROWTH

A minimum of 30 hectares of additional employment land will be needed in the period up to 2026 – and a strategic employment site has been identified as part of a mixed housing and employment site at Olympia Park (see the map on opposite page).

RURAL DIVERSIFICATION

Economic growth may be concentrated in Selby, Tadcaster and Sherburn in Elmet, but it is also important that opportunities are provided in rural areas to maintain the viability of rural communities and reduce the need to travel. This could include the redevelopment of existing businesses, redevelopment or re-use of rural buildings as

well as farm diversification activities. Homeworking will also be supported.

Proposals for appropriate forms of recreation and tourism will also be encouraged, but development should not harm the rural character of the area, should be appropriate in scale and type to a rural location and positively contribute to the amenity of the area.



How to give us your views

There are a number of ways in which you can let us know your views.

- Go to <http://selby-consult.limehouse.co.uk>. This is our new, dedicated consultation website for the LDF. You need to register your details first (look for the tab at the top of the web page) but it means you can submit your comments directly online and we can keep you informed of future stages of the LDF easily by email.
- Use the simple Comments Form on the Local Development Framework pages of Selby District Council's website (www.selby.gov.uk) and either email the completed form to us at ldf@selby.gov.uk or print it off and post your comments to LDF Team, Development Policy, Civic Centre, Portholme Road, Selby YO8 4SB. Or you can fax comments using the form to (01757) 292090.



FIND OUT MORE

This pull-out is only a snap-shot of what's contained in the full Core Strategy document, on which we're consulting.

The consultation starts on

Thursday 18 February

so please wait until then to submit your comments.

Have a look at the full document and let us have your comments by

Thursday 1 April 2010

The draft Core Strategy and other supporting information can be found at:

- Selby District Council's website (www.selby.gov.uk);
- Access Selby, Market Cross shopping centre, Selby;
- Local libraries;
- Selby District Council's office at Tadcaster or the Information Centre at Sherburn in Elmet library;
- on request from Selby District Council's LDF team (see contact details below); or
- at a number of public drop-in sessions (see below for dates, times and venues).

WHAT HAPPENS NEXT?

Following this consultation, Selby District Council will prepare a publication draft of the Core Strategy which you will be able to comment on before it is formally submitted to the Government. An independent Inspector will conduct what's known as an 'Examination in Public' before the Core Strategy is finalised by the Council.

MAY 2006

Issues and Options Stage
Public Consultation identifying key topics.

NOVEMBER 2008

Further Options
Public consultation on some more detailed proposals and options for accommodating growth including the possibility of one or more strategic sites for housing and employment in Selby.

18 FEB TO 1 APRIL 2010

Current Consultation
Significant stage providing an opportunity for the public and other stakeholders to comment on the proposed content.

LATE 2010

Publication
Opportunity for comments but the Council is unlikely to make major changes to the strategy and its policies – except in exceptional circumstances where the soundness of the Core Strategy has been called into question.

END 2010

Submission
Core strategy submitted formally to the Secretary of State.

EARLY 2011

Examination in public
Conducted by an independent Inspector in order to assess its soundness.

MID 2011

Adoption
The Inspector's binding recommendations will be incorporated into the Strategy prior to adoption by the Council.

Drop-in Sessions

| Day | Date | Venue | Town | Times |
|-----------|----------|----------------------------------|-------------------|---------------|
| Thursday | 4 March | Town Hall, York Street | Selby | 2pm to 8pm |
| Monday | 8 March | Selby Market | Selby | 9.30am to 2pm |
| Thursday | 11 March | Community House, Portholme Road | Selby | 2pm to 8pm |
| Thursday | 18 March | The Ark, Kirkgate | Tadcaster | 2pm to 8pm |
| Wednesday | 24 March | Eversley Park Centre, Low Street | Sherburn in Elmet | 2pm to 8pm |



Take a look at the accompanying documents too

Sustainability tests

A key national policy requirement of the Framework is that it should deliver sustainable development. To help this process, each stage of the preparation of LDF documents is subject to a Sustainability Appraisal, which has been undertaken by external consultants. The appraisal is part of this consultation and is available on Selby District Council's website.

Background evidence

All the policies in the draft Core Strategy have been developed after taking account of what people had to say about previous consultations. In addition, we needed to gather more detailed information about key topics. A number of studies have, therefore, been undertaken and these reports are available (for example on flood risk and housing needs analysis). Some background papers (for example climate change and strategic development sites) are also being published to explain how these policies have been arrived at. These documents are available on the Council's website and you can refer to these when you make comments on the Core Strategy if you wish.

Help and advice telephone number

● If you require any further help or advice or if you need this leaflet in a different format, for example large print, audio, Braille or in another language, please contact the LDF Team on (01757) 292034 or email ldf@selby.gov.uk.