

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
<b>General Comments</b>							
59/ 1	Wistow Parish Council	General		Y		Document is well written and deals with major development ideas in the District	For noting only.
2/1	Health & Safety Executive	NS	NS		J	The organisation does not comment on individual DPD's	For noting only.
3/1	Civil Aviation	NS	NS			Does not wish to comment	For noting only.
6/1	T Kirkthorpe MP	NS	NS			Acknowledgement . No specific issues raised	For noting only.
9/1	Stutton cum Hazelwood Parish council	NS	NS			The Parish Council does not feel qualified to make comments on soundness.	For noting only.
10/ 1	Homes & Communities Agency	Y	Y			No further comments to make on the soundness of the Core Strategy	For noting only.
41/ 1	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	General	Y	NS	-	Agree and welcome the statement inserted at the start of the document relating to the RSS status. However need to move forward with a new evidence base given the RSS was essentially 2003 ONS based. It is important this Core Strategy considers more recent ONS data and where necessary provide flexibility to recognise that housing requirements in the District have altered.	Would require a change to the text and/or policy.
42/ 1	Dacres Commercial	General	Y	NS	-	We agree and welcome the statement inserted at the start of the document relating to the RSS status. We do however recognise that we	Would require a change to the text and/or policy.

Appendix 1. Policy and Resources Committee 24 March 2011

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	o.b.o. P Swales					need to move forward with a new evidence base given the RSS was essentially 2003 ONS based. It is important this Core Strategy considers more recent ONS data and where necessary provide flexibility to recognise that housing requirements in the District have altered.	
43/ 1	Dacres Commercial o.b.o. Hillam Consortium	General	Y	NS	-	We agree and welcome the statement inserted at the start of the document relating to the RSS status. We do however recognise that we need to move forward with a new evidence base given the RSS was essentially 2003 ONS based. It is important this Core Strategy considers more recent ONS data and where necessary provide flexibility to recognise that housing requirements in the District have altered.	Would require a change to the text and/or policy.
37/ 19	Environment Agency	General	NS	NS	--	Throughout the document the terms 'speculative' and 'windfall' are used interchangeably – it could be argued that not all windfall developments are by their nature speculative.	Would require a change to the text.
38/ 1	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	General	NS	NS	--	Comment on the excessive size of the document, reiterating comments from previous stages of consultation.	Would require a change to the text and policies.
41/ 2	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	General  Whole Documen t	Y	N	E	The cumulative impact of the Core Strategy and its requirements have not been assessed. The Sustainability Appraisal has been undertaken for each policy but has not then been applied to the whole document, particularly in relation to requirements on development. There is therefore no proof that the Core Strategy can be delivered as a whole. For example, the 40% affordable housing requirement has only taken into account	Would require a change to the text and policies.

Appendix 1. Policy and Resources Committee 24 March 2011

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						housing need and there is no evidence that the requirement was arrived at with consideration of other financial burdens on development for example those listed in the Infrastructure Delivery Plan.	
42/ 2	Dacres Commercial o.b.o.  P Swales	General	Y	N	E	The cumulative impact of the Core Strategy and its requirements have not been assessed. The Sustainability Appraisal has been undertaken for each policy but has not then been applied to the whole document, particularly in relation to requirements on development. There is therefore no proof that the Core Strategy can be delivered as a whole. For example, the 40% affordable housing requirement has only taken into account housing need and there is no evidence that the requirement was arrived at with consideration of other financial burdens on development for example those listed in the Infrastructure Delivery Plan	Would require a change to the text and policies.
43/ 2	Dacres Commercial o.b.o. Hillam Consortium	General  Whole Documen t	Y	N	E	The cumulative impact of the Core Strategy and its requirements have not been assessed. The Sustainability Appraisal has been undertaken for each policy but has not then been applied to the whole document, particularly in relation to requirements on development. There is therefore no proof that the Core Strategy can be delivered as a whole. For example, the 40% affordable housing requirement has only taken into account housing need and there is no evidence that the requirement was arrived at with consideration of other financial burdens on development for example those listed in the Infrastructure Delivery Plan.	Would require a change to the text and policies.
20/ 2	The Grimston Park Estate  (Carter Jonas)	General	N	N	J	Concerns over coherence with other strategies and no evidence of the “duty to co-operate”. The respondent’s discussion with the Leeds and North Yorkshire LEP secretariats indicate that there is currently no formalised timescale to deliver a vision or (sub-regional) strategy for the Leeds City Region, nor is one presently proposed. Consider that if LEP strategies seek to focus economic growth activity into Leeds and York	Would require a change to the text and/or policy.

Appendix 1. Policy and Resources Committee 24 March 2011

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						<p>(City Centres) as the regional centres whilst reducing their housing numbers (which they appear to be attempting to do), there may be a mismatch between housing provision and job opportunities which rather than reducing out migration may exacerbated it.</p> <p>In all respondent considers that the authority (authorities) has failed to acknowledge the “duty to co-operate” as set out in the emerging Localism Bill. For that reason we consider that the Core Strategy document is in danger of lacking coherence (with other strategies) and is therefore unsound.</p>	
50/ 1	Cunnane Town Planning obo SSOB(T)	Page titled 'The status of RSS and the implicatio ns of the Localism Bill'	NS	N	J	<p>The Council incorrectly claims that the Core Strategy is consistent with RSS and the RSS evidence base. Reference to the LGYH letter of compliance is misleading as this was based on a previous version which predated the amendments to Policy CP1 and the introduction of Policy CP1A. In addition the Core Strategy does not demonstrate that the Plan and its evidence base is the most appropriate having evaluated reasonable alternatives.</p> <p>It is suggested that the Council should either start afresh with an evidence base drawn from local needs or alternatively ensure the Core Strategy is fully compliant with RSS with housing growth at a level which meets local needs.</p>	Would require a change to the text and policies.
50/ 2	Cunnane Town Planning obo SSOB(T)	Page titled 'The status of RSS and the	NS	N	NP	<p>The Core Strategy evidence base is not locally justified and out of date. PPS12 states that 'evidence gathered should be proportionate to the job being undertaken by the Plan, relevant to the place in question and as up to date as practical having regard to what may have changed since the evidence was collected. The PPS also requires thorough evaluation of the alternatives to relying on the RSS evidence base.</p>	Would require a change to the text and policies.

Appendix 1. Policy and Resources Committee 24 March 2011

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		implications of the Localism Bill'				It is suggested that the Council should either start afresh with an evidence base drawn from local needs or alternatively ensure the Core Strategy is fully compliant with RSS with housing growth at a level which meets local needs.	
50/ 3	Cunnane Town Planning obo SSOB(T)	Page titled 'The status of RSS and the implications of the Localism Bill'	NS	N	E	The Core Strategy takes evidence from RSS and applies it in policies which have no consistency with RSS giving no confidence that the policies are deliverable. The opportunity for more flexibility is ignored in the light of the anticipated revocation of RSS.	Would require a change to the text and policies.

Appendix 1. Policy and Resources Committee 24 March 2011

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<b>Section 1. Introduction</b>							
20/ 3	Carter Jonas o.b.o. The Grimston Park Estate	Intro	N	NS		<p>Consider that previous comments on this section have been largely addressed.</p> <p>Request more clarity with regard to the Sustainable Community Strategy which appears to run for a part of the Core Strategy period.</p> <p>Consider it is not clear how the SCS is a document reflecting the needs and priorities of the community (emerging from a broad consultation on requirements) rather than a corporate agenda set out by the Council and its partners on the LSP.</p> <p>Furthermore, given that the emerging LEP is to be business/private sector led (rather than the public sector orientated LSP and RDA) it would be appropriate for the core Strategy to reflect on this change in emphasis.</p>	Would require a change to the text
41/ 4	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	1.8	Y	NS	-	<p>The paragraph refers to the consultation on Interim Housing Policies (2007).</p> <p>The Council state they were concerned at the high levels of housing development being brought forward which if they had continued, would have prejudiced the overall aims of the RSS, both in terms of scale and distribution of housing.</p> <p>In relation to the Sherburn in Elmet Phase 2 site, the delivery of this allocated site would not prejudice the aims of the Plan. In terms of the scale and distribution this would not be prejudiced as Sherburn is identified as a Local Service Centre in the Core Strategy. Indeed, the RSS promotes the use of existing allocations in the early years.</p>	Would require a change to the text and possibly policies
41/	Dacres	1.8	Y	NS	-	Paragraphs 1.8 and 1.18 reference Council concern that new housing	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

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5	Commercial o.b.o. Redrow Homes & Persimmon Homes					proposals will not provide the spatial focus on larger settlements.  It is our opinion that Policy CP1 in its current form still fails to provide an adequate spatial focus on the larger settlements.	to the text and a policy
50/ 4	Cunnane Town Planning obo SSOB(T)	1.18-1.20	NS	N	J	The Interim Housing Policy was not supported by an assessment of alternatives, subjected to a Sustainability Appraisal, or supported by an evidence base, but the Council have relied on the consultation responses to amend the Core Strategy.  In the absence of published responses it is not possible to judge whether the balance of the responses is in favour of the proposed policy.	Disputed evidence
50/ 5	Cunnane Town Planning obo SSOB(T)	1.18-1.20	NS	N	E	The Interim Housing Policy was not supported by an assessment of alternatives, subjected to a Sustainability Appraisal, or supported by an evidence base, but the Council have relied on the consultation responses to amend the Core Strategy.  In the absence of published responses it is not possible to judge whether the balance of the responses is in favour of the proposed policy. Reliance on the comments relating to the IHP consultation exercise in paras 1.18-1.20 is unsound in terms of effectiveness because there is no evidence that delivery partners are signed up to it.	Disputed evidence
50/ 6	Cunnane Town Planning obo SSOB(T)	1.18-1.20	NS	N	NP	The Interim Housing Policy was not supported by an assessment of alternatives, subjected to a Sustainability Appraisal, or supported by an evidence base, but the Council have relied on the consultation responses to amend the Core Strategy.  In the absence of published responses it is not possible to judge whether	Disputed evidence

Appendix 1. Policy and Resources Committee 24 March 2011

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						the balance of the responses is in favour of the proposed policy. Reliance on the comments relating to the IHP consultation exercise in paras 1.18-1.20 is unsound because it is not in accord with national policy in the form of PPS12.	
23/ 1	J Perry	1.21	Y	N	E	<p>Considers the wording is unsound on the grounds of flexibility.</p> <p>If a part of the Strategy and/or a policy fails to meet the test of soundness pursuant to PPS12 then, regardless of whether that part requires a minor or a major change to be made, a change to the policy must be made.</p> <p>Suggest that the last sentence is replaced by the following:</p> <p><i>“At this stage, in response to comments received, amendments may still be made where appropriate. These amendments shall be permitted in circumstances where the Core Strategy and/or its policies are not legally compliant or are deemed demonstrably unsound.”</i></p>	Would require a change to the text
41/ 6	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	1.23	Y	NS	-	Paragraph 1.23 should refer to the intended abolition of the RSS rather than reference to the revocation of the RSS	Minor Amendment
41/ 7	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	1.23	Y	NS	-	We welcome in paragraph 1.23 that if necessary the Council will undertake a partial review once details of the new planning system are available but we request more flexibility now.	For noting only



Appendix 1. Policy and Resources Committee 24 March 2011

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42/ 4	Dacres Commercial o.b.o. P Swales	1.23	Y	NS	-	Paragraph 1.23 should refer to the intended abolition of the RSS rather than reference to the revocation of the RSS.	Minor Amendment
42/ 5	Dacres Commercial o.b.o. P Swales	1.23	Y	NS	-	We welcome in paragraph 1.23 that if necessary the Council will undertake a partial review once details of the new planning system are available but we request more flexibility now.	For noting only
43/ 4	Dacres Commercial o.b.o. Hillam Consortium	1.23	Y	NS	-	Paragraph 1.23 should refer to the intended abolition of the RSS rather than reference to the revocation of the RSS.	Minor Amendment
43/ 5	Dacres Commercial o.b.o. Hillam Consortium	1.23	Y	NS	-	We welcome in paragraph 1.23 that if necessary the Council will undertake a partial review once details of the new planning system are available but we request more flexibility now.	For noting only

Appendix 1. Policy and Resources Committee 24 March 2011

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<b>Section 2. Key Issues and Challenges</b>							
<b>General</b>							
25/ 1	BNP Paribus Real Estate o.b.o. UK Coal	Section 2 General	NS	NS	-	Welcomes the support given to the energy sector particularly in Paragraphs 2.9, 2.43, and 2.46.	For noting only
20/ 4	Carter Jonas o.b.o. The Grimston Park Estate	Section 2 General	N	Y	-	Note a general improvement in this section and many of respondent's previous comments have been addressed. The provision of more detailed analysis and maps is helpful.	For noting only
45/ 2	Dr Howard Ferguson	Section 2 General	Y	N	J	12 Key issues are suggested which should be clearly presented in a separate section and follow on from a description of the district.  There should be more opportunities for development in Tadcaster.	Would require a change to the text and possibly to policies
<b>Text</b>							
18/ 1	English Heritage	2.4	NS	Y	--	This paragraph is a good overview of the historic environment of the District, outlining what it is that makes Selby distinctive. This provides a context for the over-arching strategy and a rationale for the Plan's strategic Aims and Objectives which relate to making the most of the District's distinctive character and the protection and enhancement of its environmental assets.	For noting only
41/ 8	Dacres Commercial o.b.o. Redrow Homes &	Map 1 Regional Context	Y	NS	-	The A1(M) needs to be shown in Blue to reflect the strategic significance and influence on the western part of the District.	Minor amendment

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Persimmon Homes						
43/ 6	Dacres Commercial o.b.o. Hillam Consortium	Map 1 Regional Context	Y	NS	-	The A1(M) needs to be shown in Blue to reflect the strategic significance and influence on the western part of the District.	Minor amendment
42/ 6	Dacres Commercial o.b.o. P Swales	Map 1 Regional Context	Y	NS	-	The A1(M) needs to be shown in Blue to reflect the strategic significance and influence on the western part of the District.	Minor amendment
37/ 1	Environment Agency	2.7 Map 2	NS	NS	--	Pleased to see the inclusion of a District-wide map of flood risk.	For noting only
54/ 1	Drax Power Limited	2.9	NS	N	NP	The Council should have regard to emerging energy policy, which identifies the need for major investment in nationally significant infrastructure projects (NSIPs).  Seeking changes to ensure that the unique suitability of Drax Power Station for energy related development is recognised consistent with advice in the Replacement Draft National Policy Statements (NPSs) – particularly NPS EN-1.	Would require a change to the text and possibly policies
23/ 2	J Perry	Map 4	Y	N	J	Main concern is that Fairburn should not be a Designated Service Village because the decision was not founded on a robust and credible evidence base.  Further there is no evidence that the local community has participated in this decision making process until after the decision was made.	Would require a change to the Map

Appendix 1. Policy and Resources Committee 24 March 2011

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						<i>(See also Rep 23/3 in Section 4 regarding main objection to Fairburn being a DSV)</i>	
41/ 9	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	2.12 – 2.31	Y	NS	-	<p>The Core Strategy should include a table [<i>provided</i>] to highlight the ratio between the employment and population in the 3 main settlements to support the text in this section. This will support information contained within paragraphs 2.12 – 2.31.</p> <p>The table shows that Tadcaster has a higher population to jobs ratio than Selby Town and Sherburn and therefore does <b>not</b> need more housing before it creates substantially more jobs.</p> <p>The spatial focus for additional housing needs to be towards Selby and Sherburn where jobs growth is greatest now and in the future and outward commuting the least.</p>	Disputed evidence.
18/ 2	English Heritage	2.14 - 2.16	NS	Y	--	This paragraph is a good overview of the historic environment of Selby. This provides a context for the proposed strategy for the town, especially the reinforcement of those elements which contribute to its distinctive character.	For noting only
41/ 10	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	2.19 – 2.24	Y	NS	-	<p>The text relating to Tadcaster fails to mention there is <u>no</u> train station.</p> <p>Reference in paragraph 2.24 to the very low average number of dwellings built in the last 10 years in Tadcaster should not be a concern given the limited amount of employment growth, and its relatively poor public transport connectivity.</p>	Would require a change to the text
18/ 3	English Heritage	2.22 – 2.23	NS	Y	--	This paragraph is a good overview of the historic environment of Tadcaster. This provides a context for the proposed strategy for the town, especially the reinforcement of those elements which contribute to its	For noting only

Appendix 1. Policy and Resources Committee 24 March 2011

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						distinctive character.	
18/ 4	English Heritage	2.24	NS	N	J	<p>Consider it is not the 'conservation-led approach' which has resulted in only a small amount of development in the town but (for whatever reason) the lack of developable sites coming forward.</p> <p>The current wording implies that the conservation of Tadcaster's heritage assets is incompatible with meeting the assessed development needs of the town. This could be used to provide a rationale for not continuing with a conservation-led approach to the management of the town with a corresponding detrimental impact upon its considerable heritage assets.</p> <p>Suggests amending the beginning of Paragraph 2.24 to read:</p> <p><b>However, for a number of reasons, very few developable sites have come forward within the town for some considerable time. On average.....'</b></p>	Minor Amendment
50/ 7	Cunnane Town Planning obo SSOB(T)	2.24	NS	N	J	The paragraph is unsound because there is no credible evidence to support the claim that a conservation led approach to regeneration has resulted in an underperforming town centre in Tadcaster.	Minor Amendment
50/ 8	Cunnane Town Planning obo SSOB(T)	2.24	NS	N	E	The paragraph is unsound on effectiveness grounds because key delivery partners do not sign up to the proposition that a conservation led approach to regeneration has resulted in an underperforming town centre in Tadcaster.	Disputed evidence
41/ 11	Dacres Commercial o.b.o. Redrow Homes & Persimmon	2.27	Y	NS	-	With respect to Sherburn, we request paragraph 2.27 replaces the word 'good' with 'excellent' in line one. The town has excellent communications which are considerably better than Tadcaster.	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

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	Homes						
41/ 12	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	2.36	Y	NS	-	With respect to 'other villages' paragraph 2.36 needs amending. There is no need for further growth to villages in the A19 corridor given their recent expansion and there is now no coalfield.	Would require a change to the text
18/ 5	English Heritage	2.38	NS	N	J	<p>Given the wealth of environmental assets identified in the district and the need to improve the image of the area, it is surprising that reconciling the assessed development needs of the District with the protection of its environmental assets and the reinforcing of its distinctive character is not identified as one of the challenges the Plan needs to address.</p> <p>This would provide a context for the Aim set out in the third bullet point of Paragraph 3.4.</p> <p>It is suggested that an additional paragraph be added on the following lines:</p> <p><b>'Ensuring that the assessed development needs of the area are met in a way which safeguards those elements which contribute to the distinct character of the District.'</b></p>	Would require a change to the text
39/ 1	Iain Bath Planning obo a number of clients	2.39	NS	NS	--	General support for the moderation of current commuting patterns, by promoting employment growth in the interests of achieving sustainable development.	For noting only
57/ 1	DLP Consultants	2.40	Y	N	J	Housing targets set out in Core Strategy are based on RSS figures which are 2004 projections and are unsound.	Disputed evidence and would require a change to

Appendix 1. Policy and Resources Committee 24 March 2011

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	o.b.o. Land 4 New Build					<p>2008 projections and SHMA data and Core Strategy preamble recognise that 60% of inhabitants are in villages. By focussing development in Selby Town the necessary flexibility and growth in villages will not be achieved.</p> <p>Flood risk requires more consideration – PPS25 and Core Strategy Objective 6 both require development to have regard for flooding, yet much of Selby Town is now in medium or high risk areas. Sequential Test and Exceptions test have not been done.</p> <p>For flexibility para 2.40 should include recognition of Thorpe Willoughby, Barlby and Brayton as part of the Selby principal town area.</p>	the text
41/ 13	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	2.40 – 2.41	Y	NS	-	We do not fully agree with the ‘concentration’ of growth in the Selby ‘Area’ as the most sustainable approach. We have severe reservations over the manner in which parts of this Core Strategy appear to promote development in the villages in close proximity to Selby Town while other areas of the text appear to suggest development restraint.	Disputed evidence
41/ 14	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	2.42	Y	NS	-	The figure of the need for 400 affordable dwellings per annum does not sit comfortably with the intention to provide only 440 dwellings per annum. We object to the reference to balance the significant affordable housing need against the background of a weak housing market. To what extent is Selby District a “weak housing market.” You can’t have a weak market and a strong need for affordable housing. The weakness is temporary and is <u>not</u> a matter for the Core Strategy. Selby is overall a strong housing market.	Disputed evidence
42/ 7	Dacres Commercial	2.40 – 2.41	Y	NS	-	Paragraph 2.40 and 2.41. We do not fully agree with the ‘concentration’ of growth in the Selby ‘Area’ as the most sustainable approach. We have	Disputed evidence

Appendix 1. Policy and Resources Committee 24 March 2011

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	o.b.o. P Swales					severe reservations over the manner in which parts of this Core Strategy appear to promote development in the villages in close proximity to Selby Town while other areas of the text appear to suggest development restraint.	
42/ 8	Dacres Commercial o.b.o. P Swales	2.42	Y	NS	-	The figure of the need for 400 affordable dwellings per annum does not sit comfortably with the intention to provide only 440 dwellings per annum. We object to the reference to balance the significant affordable housing need against the background of a weak housing market. To what extent is Selby District a “weak housing market.” You can’t have a weak market and a strong need for affordable housing. The weakness is temporary and is <u>not</u> a matter for the Core Strategy. Selby is overall a strong housing market.	Disputed evidence
43/ 7	Dacres Commercial o.b.o. Hillam Consortium	2.40 – 2.41	Y	NS	-	We do not fully agree with the ‘concentration’ of growth in the Selby ‘Area’ as the most sustainable approach. We have severe reservations over the manner in which parts of this Core Strategy appear to promote development in the villages in close proximity to Selby Town while other areas of the text appear to suggest development restraint.	Disputed evidence
38/ 2	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	2.40 – 2.41	NS	NS	--	Comment that the reference in this para to Selby (and adjoining villages) is not carried through the document, where such villages are referred to as ‘large sustainable villages’ because of their relationship with Selby Town.	Would require changes to text
37/ 2	Environment Agency	2.41	NS	NS	--	Concern over the conflict between flood risk and the need to develop Selby as the Principal Town. The Council must ensure sufficient evidence	For noting only



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						is compiled to support this stance at examination.	
38/ 4	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	2.41	NS	NS	--	Supportive of issues identified, but concerned that flood risk is not identified as a key issue itself, given its importance in the District.	Would require a change to the text
43/ 8	Dacres Commercial o.b.o. Hillam Consortium	2.42	Y	NS	-	The figure of the need for 400 affordable dwellings per annum does not sit comfortably with the intention to provide only 440 dwellings per annum. We object to the reference to balance the significant affordable housing need against the background of a weak housing market. To what extent is Selby District a "weak housing market." You can't have a weak market and a strong need for affordable housing. The weakness is temporary and is <u>not</u> a matter for the Core Strategy. Selby is overall a strong housing market.	Disputed evidence
38/ 3	Barton Willmore for Barratt Homes and David Wilson Homes Yorkshire East Division	2.42	NS	NS	--	Comments relating to affordable housing need and distribution. Concern over the concentration of growth in Selby, rather than District wide, together with the need to place affordable housing where there is a need.	Disputed evidence
39/ 2	Iain Bath Planning obo a number of	2.45	NS	NS	--	General support to strengthening the local economy, as a principal aim of the Core Strategy.	For noting only

Appendix 1. Policy and Resources Committee 24 March 2011

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	clients						

Appendix 1. Policy and Resources Committee 24 March 2011

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<b>Section 3. Vision, Aims and Objectives</b>							
20/ 5	The Grimston Park Estate (Carter Jonas)	Section 3 General	N	Y		As a whole the Section is more positively worded and the Core Strategy is seen as an opportunity to guide and promote growth in the District.	For noting only
16/ 2	Knight Frank obo M Dawson	General	NS	Y		In agreement with the Core Strategy Vision. Consider it appropriate to recognise the rural nature of the District and the need for new housing and employment.  Considers the Vision and objectives are clear and meet the requirements of PPS12.	For noting only
17/ 1	York Diocesan Board of Finance	General	Y	NS		Important that the LDF does not confine all future development and growth to only the market towns. Sustainable development is still achievable in the smaller settlements where local services and facilities already exist.	Disputed evidence
18/ 6	English Heritage	Vision	NS	Y		Support the over-arching Vision for the District, particularly the intention that the District will be distinctive, with an outstanding environment, and attractive towns and villages.	For noting only
38/ 5	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	Vision	NS	NS	--	Consider the vision to be rather generalised. It has not taken the opportunity to set out a very clear description of the distinctive characteristics of the District, its problems and opportunities and the direction in which the Council would like to go. E.g. to provide a wide range of housing in the most sustainable and safe locations within the District.  Recommend that the vision is more specific to Selby and is clear in its vision in that it wants to be a District which is less reliant on towns and	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						cities in neighbouring authorities.	
38/ 6	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	Aims	NS	NS	--	Sustainability is a key aim identified by the Council. Consider that the Core Strategy policies fail to support sustainable locations in and around Selby.	Would require a change to the text and possibly policies
45/ 1	Dr Howard Ferguson	3.1	Y	N	J	The Vision should be at the beginning and the background to preparation of the document deleted.  Requires more evidence as to how the economy will be diversified and new job opportunities created to encourage employers to invest in the area	Disputed evidence and would require a change to the text
41/ 15	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	3.2	Y	NS	-	This paragraph provides a spatial strategy for future development over at least the next 15 years. Paragraph 3.2 should be amended to at least 20 years to have regard to the need to amend the Green Belt boundaries and provide additional safeguarded land.	Would require a change to the text
42/ 9	Dacres Commercial o.b.o. P Swales	3.2	Y	NS	-	Reference at paragraph 3.2 to the Core Strategy provides a spatial strategy for future development over at least the next 15 years. Paragraph 3.2 should be amended to at least 20 years to have regard to the need to amend the Green Belt boundaries and provide additional safeguarded land.	Would require a change to the text
39/ 3	Iain Bath Planning obo a	Objective s	NS	NS	--	Generally supported.	For noting only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	number of clients						
18/7	English Heritage	3.4	NS	N	J	We welcome the overarching Aim of ensuring that new development and other actions protect and enhance the built and natural environment and help to reinforce the distinct identity of the District's towns and villages.	For noting only
18/8	English Heritage	3.5	NS	N	J	<p>Welcome the objective of promoting the efficient use of land. However in order to reduce the amount of waste which is produced by construction and demolition, the Plan should be seeking to encourage the re-use of buildings – not simply previously developed land.</p> <p>Suggest amend Objective 7 to read:                      "...including the reuse of existing buildings and previously developed land...."</p> <p>This would provide a better context for Policy CP1 Criterion B1.</p>	Would require a change to the text
45/3	Dr Howard Ferguson	3.5	Y	No	E	<p>Assumption is that 3.5 lists the strategic objectives. Each objective should then be supported by a delivery strategy.</p> <p>Objective 9 – the economy should be near the top of the list</p> <p>Objective 6 flooding needs clarifying and Objective 15 needs supplementing.</p> <p>Objectives on farming, education and security need to be included</p>	Would require a change to the text
45/4	Dr Howard Ferguson	3.5	Y	N	J	There has been insufficient consultation on the CS document and there should be commitment for an early revision of the document	For noting and would require a change to the text of the objective

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
20/ 6	The Grimston Park Estate (Carter Jonas)	3.5 Objective 1	N	NS		Suggest that the first objective should be amended to reflect the change in emphasis from assessment of “needs” and to catering for demand for housing as reflected in the recent Local Growth White Paper. This could be addressed by making reference to the needs “and demands” of the community.	Would require a change to the text of the objective
61/ 1	Jean Bills	3.5 objectiive 2	NS	N	J	Representation promotes more growth in Secondary Villages.  Council is promoting Greenfield land development in Designated Service Villages (4.26) and restricting Greenfield land development in Secondary villages (4.27) is unsound. It is restricting secondary villages from growth/obtaining services and facilities.	Disputed evidence
20/ 7	The Grimston Park Estate (Carter Jonas)	3.5 Objective 5	No	Not spe cifi ed		Similar change to Objective 1 above 20/6	Would require a change to the text of the objective
37/ 3	Environment Agency	3.5 – Objective 6	NS	NS	--	Agree with the principle of the objective, but consider the wording to be ambiguous – would be clearer if objective worded ‘ Locating development first in areas of lowest flood risk, and only when development cannot be steered elsewhere should development in flood risk areas be considered....’	Would require a change to the text of the objective
38/ 7	Barton Willmore obo Barratt Homes and David	Objective 6	NS	NS	--	Judged that the objectives provide an effective and appropriate basis for the subsequent policies. Request that objective 6 is tied closely to the guidance within PPS25 to ensure that most suitable sites in areas of lowest flood risk are prioritised.	For noting only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Wilson Homes Yorkshire East Division						
7/1	Coal Authority	3.5 Objective 7	N	N	E	Wish to ensure that former mining land is appropriately remediated so that development will not be affected by ground instability or other hazards, by inserting the words 'appropriately remediated' before previously developed land.	Would require a change to the text of the objective
7/2	Coal Authority	3.5 Objective 7	N	N	NP	Wish to see the words 'appropriately remediated' before previously developed land, in order to comply with national policy advice in PPG14 relating to the need to take account of ground stability issues within development plan making and decision making on planning applications.	Would require a change to the text of the objective
45/ 8	Dr Howard Ferguson	Objective 8	Y	N	J	The need to minimise travel has not been adequately covered	Would require a change to the text of the objective
20/ 8	The Grimston Park Estate (Carter Jonas)	3.5 Objective 9	N	NS		In line with the emerging LEP agenda, suggest Objective 9 includes a phrase of "removing barriers to growth".	Would require a change to the text of the objective
45/ 7	Dr Howard Ferguson	Objective 9	Y	N	J	The CS needs to identify how the power industry can contribute to promoting economic prosperity	Would require a change to the text , policies and objectives
41/ 16	Dacres Commercial o.b.o. Redrow Homes &	3.5	Y	NS	-	We generally support the 17 objectives at paragraph 3.5 but do not support certain aspects of actual policy or text where they do not comfortably align with these objectives.	Would require a change to the text , policies and objectives

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Persimmon Homes						
42/ 10	Dacres Commercial o.b.o. P Swales	3.5	Y	NS	-	We generally support the 17 objectives at paragraph 3.5 but do not support certain aspects of actual policy <u>or</u> text where they do not comfortably align with these objectives.	Would require a change to the text , policies and objectives
33/ 1	Tesco Stores Ltd	Strategic Objectives	Y	Y	--	Welcome and support strategic approach taken to the overall spatial planning objectives to strengthen Selby's regional economic role by supporting sustainable economic development.	For noting only
43/ 9	Dacres Commercial o.b.o. Hillam Consortium	3.2	Y	NS	-	Reference at paragraph 3.2 to the Core Strategy provides a spatial strategy for future development over at least the next 15 years. Paragraph 3.2 should be amended to <b>at least 20 years to have regard to the need to amend the Green Belt boundaries and provide additional safeguarded land.</b>	Would require a change to the text of the objective
43/ 10	Dacres Commercial o.b.o. Hillam Consortium	3.5	Y	NS	-	We generally support the 17 objectives at paragraph 3.5 but do not support certain aspects of actual policy <u>or</u> text where they do not comfortably align with these objectives.	Would require a change to the text , policies and objectives
18/ 9	English Heritage	Objective 11	NS	Y	--	Welcome the Objective of protecting and enhancing the District's heritage and environment, particularly the acknowledgement of the contribution that the historic environment makes towards economic prosperity and local community well-being.	For noting only
18/ 10	English Heritage	Objective 12	NS	Y	--	Support Objective 12 which will help to deliver that aspect of the Vision relating to the creation of a distinctive rural District.	For noting only



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
18/ 11	English Heritage	Objective 13	NS	Y	--	Support this objective	For noting only
37/ 4	Environment Agency	Objective 14	NS	NS	--	Fully support the advocacy of green infrastructure.	For noting only
54/ 2	Drax Power Limited	Section 3 3.5 Objective 15	NS	N	NP	Item 15 should be amended by changing the text to "...techniques and low carbon and/ or renewable energy operations."  This would reflect the advice in the supplement to PPS1 (Planning and Climate Change) that " <i>Low carbon technologies are those that can help reduce carbon emissions. Renewable and/or low carbon energy supplies include, but not exclusively, those from biomass and energy crops; CHP/ CCHP and (micro CHP); waste heat that would otherwise be generated directly, or indirectly, from fossil fuel</i> "(Glossary).	Would require a change to the text of the objective
37/ 5	Environment Agency	Objective 17	NS	NS	--	Pleased to see the value of wider ecosystem services highlighted.	For noting only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
<b>Section 4. Spatial Development Strategy</b>							
<b>General</b>							
26/ 2	NYCC	Section 4 General	Y	Y		Supports the spatial development policy from a strategic planning perspective. It is considered to provide sound basis for the future of the District.	For Noting Only
16/ 3	Knight Frank obo M Dawson	Chapter 4	NS	Y		The approach to the settlement hierarchy is justified and therefore supported, with reasonable alternatives having been considered. Consider approach is supported by policies in PPS12	For Noting Only
41/ 73	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.3	Y	NS	-	We request that paragraph 4.3 be re-written to reference the transition from RSS to a Leeds City Region sub-area policy approach. Reference should be made to retaining the RSS housing numbers as a stop gap but also to build in flexibility should housing numbers on a new sub-regional strategy be higher to reflect the most recent ONS forecasts, circa 600 dwellings per annum.	Minor Amendment with regard to RSS position.  Anticipation of any revised housing requirement would require a change to the Policy.
20/ 9	The Grimston Park Estate  (Carter Jonas)	4.3	N	N	NP	Considers the reference to a “slower pace of growth” for rural areas should be removed. It is contrary to the guidance in PPS4 and the activity of the York and North Yorkshire LEP which strives to encourage rural diversification and growth.	Minor Amendment  t
42/ 11	Dacres Commercial o.b.o.	4.3	Y	NS	-	We request that paragraph 4.3 be re-written to reference the transition from RSS to a Leeds City Region sub-area policy approach. Reference should be made to retaining the RSS housing numbers as a stop gap but	Minor Amendment with regard to RSS position.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	P Swales					also to build in flexibility should housing numbers on a new sub-regional strategy be higher to reflect the most recent ONS forecasts, circa 600 dwellings per annum.	Anticipation of any revised housing requirement would require a change to the Policy.
43/ 11	Dacres Commercial o.b.o. Hillam Consortium	4.3	Y	NS	-	We request that paragraph 4.3 be re-written to reference the transition from RSS to a Leeds City Region sub-area policy approach. Reference should be made to retaining the RSS housing numbers as a stop gap but also to build in flexibility should housing numbers on a new sub-regional strategy be higher to reflect the most recent ONS forecasts, circa 600 dwellings per annum.	Minor Amendment with regard to RSS position.  Anticipation of any revised housing requirement would require a change to the Policy.
<b>Settlement Hierarchy</b>							
38/ 8	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	General	NS	NS	--	Concerned that the settlement hierarchy will be applied too strictly, and that the Designated Service Villages that adjoin Selby will not be apportioned the level of growth which they deserve.	Noted
57/ 2	Land 4 New Build, via agent:	4.5		Y		Para 4.5 is supported, but need to clarify difference between Barlby, Brayton and Thorpe Willoughby villages adjoining Selby town and the remaining "villages and countryside" in para 4.9-4.12. Para 4.17 reflects	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Clare Plant DLP Consultants					this.	
41/ 74	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.7 – 4.8	Y	NS	-	Paragraphs 4.7 and 4.8 should be swapped around to reflect the size and level of services in Sherburn over Tadcaster. Reference should be made in the Tadcaster paragraph to the fact that there is <u>no</u> train station. Also, flood risk matters in Tadcaster should be referred to, see Key Diagram Figure 6.	Minor Amendment
39/ 5	Iain Bath Planning obo a number of clients	4.8	NS	NS	--	Support expansion and growth of Sherburn in Elmet – provided that this is supported with sufficient infrastructure.	For Noting Only
39/ 6	Iain Bath Planning obo a number of clients	4.9	NS	NS	--	Support given to continued local growth of larger service villages such as Church Fenton and Monk Fryston/Hillam.	For Noting Only
41/ 17	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.9	Y	NS	-	Reference in paragraph 4.9 to the three towns being best placed to absorb future growth is welcomed; however this is not exhibited in the spatial approach to development.	Would require a change to the Policy
29/ 1	K Leppingwell	4.10	NS	NS	--	Council's criteria for defining Primary Villages is reasonable as long as it is recognised that most of those villages listed have only a limited range of	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						services that are required for everyday living. It should be recognised that villages require good transport to access better services. Housing development in these villages is unlikely to attract a wider range of services and this will simply result in an increase in the number of car journeys for commuting, entertainment, banking and shopping.	
50/ 9	Cunnane Town Planning obo SSOB(T)	4.10	NS	N	J	The inclusion of Appleton Roebuck in the list of Designated Service Villages contradicts the assertion that service villages have the largest populations and best range of services. Of the 29 villages considered in Background Paper No. 5 Appleton Roebuck has the second lowest population, one of the lowest levels of services, poor accessibility, and lowest relative sustainability.	Would require a change to the Policy
40/ 1	S Humphrey	4.10	NS	NS	--	Council's criteria for defining Primary Villages is reasonable as long as it is recognised that most of those villages listed have only a limited range of services that are required for everyday living. It should be recognised that villages require good transport to access better services. Housing development in these villages is unlikely to attract a wider range of services and this will simply result in an increase in the number of car journeys for commuting, entertainment, banking and shopping.	For Noting Only
39/ 7	Iain Bath Planning obo a number of clients	4.10	NS	NS	--	Support the designation of Church Fenton and Monk Fryston/Hillam as DSV's capable of accommodating limited growth.	For Noting Only
57/ 3	Land 4 New Build,  via agent: Clare Plant	4.10		Y	-	Erroneous reference to "22 settlements" should be revised to "18 settlements"	Minor Amendment

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	DLP Consultants						
24/ 1	Hambleton Parish Council	4.13	Y	N	J	Do not consider Hambleton should be classified as a Primary Village (now DSV). Do not consider that adding more housing to the village would then mean improved amenities would follow.	Would require a change to the Policy
39/ 4	Iain Bath Planning obo a number of clients	4.13	NS	NS	--	Settlement hierarchy generally supported.	For Noting Only
4/1	Biggin Parish Council	4.13	NS	Y	-	Supports Secondary Village status of Biggin. Should be no more housing allocations and no alterations to the village envelope.	For Noting Only
20/ 11	The Grimston Park Estate (Carter Jonas)	4.13		Y		Paragraph 4.13 and the associated Figure 6 Key Diagram are useful. We accept the settlement hierarchy and welcome the inclusion of Ulleskelf as a Designated Service Village.	For Noting Only
16/ 4	Knight Frank Obo M Dawson	4.13	NS	Y	-	Support designation of Eggborough/Whitley as Designated Service Village, Eggborough/Whitley share an extensive range of facilities and the approach to their joint designation is supported.	For Noting Only
23/ 3	J Perry	4.13	Y	N	J	Main concern is that Fairburn should not be a Designated Service village because the decision was not founded on a robust and credible evidence base. Further there is no evidence that the local community has	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>participated in this decision making process until after the decision was made. (See 23/3 below)</p> <p>The respondent makes a number of comments with regard to the analysis in Background Paper No.5, particularly</p> <ol style="list-style-type: none"> <li>1. that although the village has a school it is only small and has limited further capacity.</li> <li>2. agree with classification with regard to accessibility to services via public transport.</li> <li>3. Consider the calculation with regard to employment opportunities is too simplistic</li> <li>4. The closure of the Post Office and Store in Fairburn is not reflected in the Background Paper.</li> </ol> <p>Concludes that if the closure of the shop/post office is taken into account, Fairburn falls into the sustainability category (4).</p> <p>Considers that the secondary Villages of Escrick, Camblesforth, Wistow, Cliffe, Stutton, Barlow and Beal are better places to ensure development happens organically from the regions core rather than sporadically throughout the region.</p> <p>The respondent wishes to see Background Paper No.5 updated and Fairburn re-classified as a Secondary Village. Consider carrying out further assessments for primary schools and re-assess scoring for employment for access to employment.</p> <p>Wishes to see the seven villages above reclassified as Designated Service villages.</p>	

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						Also interested to know whether the potential sites for all villages were sourced before the sustainability criteria used in Background Paper No.5 was finalised.	
22/ 1	Lampertia Ltd	4.13	Y	N	J	<p>Considers the selection criteria for the Designated Service Villages has not been backed up by fact, either in then Submission Draft Core Strategy or Background Paper No.3. Housing Options. Considered that reasonable alternatives for the inclusion of other settlements have not been fully considered and that the designation of Camblesforth as a Secondary Village rather than a Designated Service Village is unreasonable.</p> <p>The Settlement Statements in the Selby District Local Plan acknowledged that the level of services and close proximity to employment suggests there is potential for growth. It is not considered that sufficient justification has been provided as to why Camblesforth has not been included as a Designated Service Village.</p> <p>Camblesforth compares well with other Designated Service Villages, in terms of services and other facilities, and access to employment opportunities locally and in Selby.</p> <p>Land for development is available on several sites, which are in flood zone 2 which PPS25 TableD1 indicates residential development as being more vulnerable but an appropriate use.</p>	Would require a change to the Policy
57/ 4	Land 4 New Build, via agent: Clare Plant	4.13 AND Fig 6		N	J	The settlement hierarchy should be amended to promote Barlby, Brayton and Thorpe Willoughby (villages adjoining Selby Town) to equal be considered with Selby due to their proximity to Selby and relative sustainability that brings. Also change Figure 6 – key diagram to reflect the change in classification.	Would require a change to the Policy



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	DLP Consultants						
38/ 9	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	Key diagram	NS	N	J	Objects to the key diagram, as it contains strategic gaps which are not based on detailed, robust and up to date evidence.  Support the inclusion of flood risk areas that demonstrate the serious issue facing the principal town.	Would require a change to the Policy
51. 2	Will Mulvany  Sanderson Weatherall on behalf of Diocese of York	Fig 6	Y	N	J	The Strategic Gap to SW of Selby and development limits require more detailed consideration in the SAAP.	For Noting Only in CS. Referred to SADPD
53/ 3	John Pearce  Barton Willmore on behalf o Church Commissioner s	Fig 6	Y	N	NP	The strategic gap between Brayton and Selby should be removed as no evidence or justification for retaining it and therefore contrary to para 25 of PPS7.	Would require a change to the Policy
38/ 10	Barton Willmore obo Barratt Homes	4.14	NS	NS	--	Acknowledges that linked Service Villages are closely related and share facilities, and supports that regard will be paid to the respective size of each village and the relative accessibility to services and employment.	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	and David Wilson Homes Yorkshire East Division					Relates this to Barlby and Osgodby, when it is considered that the majority of development should be directed towards Barlby.	
<b>CP1 Spatial Development Strategy</b>							
42/ 12	Dacres Commercial o.b.o.  P Swales	4.15 – 4.16	Y	NS	-	We support the Selby Town approach of the Selby spatial development strategy as outlined in paragraphs 4.15 – 4.16. We object to the suggestion that villages in close proximity to Selby Town are more sustainable as a result of their proximity. Development focus in these smaller settlements could undermine the main aims of regenerating Selby Town.	Would require a change to the text
41/ 18	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.15 – 4.16	Y	NS	-	We support the Selby Town approach of the Selby spatial development strategy as outlined in paragraphs 4.15 – 4.16. We object to the suggestion that villages in close proximity to Selby Town are more sustainable as a result of their proximity. Development focus in these smaller settlements could undermine the main aims of regenerating Selby Town.	Would require a change to the text
43/ 12	Dacres Commercial o.b.o. Hillam Consortium	4.15 – 4.16	Y	NS	-	We support the Selby Town approach of the Selby spatial development strategy as outlined in paragraphs 4.15 – 4.16. We object to the suggestion that villages in close proximity to Selby Town are more sustainable as a result of their proximity. Development focus in these smaller settlements could undermine the main aims of regenerating Selby Town.	Would require a change to the text
38/ 11	Barton Willmore obo	4.16	NS	NS	--	Objects to the text as it is inconsistent with the key diagram, and recommend amending '...and through sustainable urban extension to the	Minor Amendment to omit reference to a second

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Barratt Homes and David Wilson Homes Yorkshire East Division					north west and east of the town which are identified as strategic housing sites on the Core Strategy Key Diagram' to '...and sustainable urban extensions around the Principal Town of Selby'  Growth around Selby should not necessarily be confined the east and north west of Selby.	Strategic Site
35/ 2	Mrs J Langhorn	4.13/4.17 (Barlby and Osgodby )	Y	Y	--	Particularly support the role of Barlby and Osgodby's role in the settlement hierarchy, in support of Selby and the need for some housing growth in this DSV.	For Noting Only
36/ 2	Mr & Mrs D Stephenson	4.13/4.17 (Barlby and Osgodby )	Y	Y	--	Particularly support the role of Barlby and Osgodby's role in the settlement hierarchy, in support of Selby and the need for some housing growth in this DSV.	For Noting Only
56/ 2	Mr Waddington, via Agents:  Stephen Courcier at Carter Jonas	4.17		N	J	The designation of the Strategic Countryside Gap [between Selby Town and Barlby Village] is supported in principle.  However the detailed designation of the Strategic Gap is preventing potential development sites coming forward.  Identifying the gap in Core Strategy is not justified or effective and is not the most appropriate option when considered against reasonable [unspecified] alternatives.	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
56/ 3	Mr Waddington, via Agents:  Stephen Courcier at Carter Jonas	4.17		N	E	The designation of the Strategic Countryside Gap [between Selby Town and Barby Village] is supported in principle.  However the detailed designation of the Strategic Gap is preventing potential development sites coming forward.  Identifying the gap in Core Strategy is not justified or effective and is not the most appropriate option when considered against reasonable [unspecified] alternatives.	Would require a change to the Policy
56/ 8	Mr Waddington, via Agents:  Stephen Courcier at Carter Jonas	Map 5		N	NP	The Limits to Development identified for Selby Area are not consistent with PPS12 and not founded on robust evidence. The methodology for reviewing Development Limits should be set out and consulted upon but this should be done in a lower order DPD not Core Strategy.	Would require a change to the text (map 5)
51/ 3	Sandersand Weatherall on behalf of Diocese of Lincoln  Obo Will Mulvany	Map 5	Y	N	J	The Strategic Gap to SW of Selby and development limits require more detailed consideration in the SAAP	Would require a change to the Policy and to the text.
20/	The Grimston	4.18 –		N	J	We consider this section particularly is unduly negative seeking to 'limit'	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
12	Park Estate (Carter Jonas)	4.24				growth. The approach to the Local Service Centres should be in a similar vein to Selby (i.e positive). The Core Strategy should direct growth to the Local Service Centres to improve their ability to serve the local communities and their catchments as well as to enhance the vitality and viability of the two centres.	to the Policy
20/ 13	The Grimston Park Estate (Carter Jonas)	4.18 – 4.24		N	NP	We consider this section particularly is unduly negative seeking to 'limit' growth. Consider the approach is not in keeping with the guidance in PPS1 and PPS3 whereby the priority is to set out a strategy for the planned location of new development and jobs which contribute tot achieving sustainable development.	Would require a change to the Policy
41/ 19	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.19	Y	NS	-	Reference in paragraph 4.19 to growth in Sherburn in Elmet should be cross referenced back to Section 2, paragraphs 2.21 and 2.28 and also reference the anticipated future jobs growth (paragraph 6.21 and 6.28).	Minor Amendment
41/ 20	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.21	Y	N	J	We object to paragraph 4.21 which refers to priority in Sherburn in Elmet to improving existing services and expanding the range of local employment opportunities in order to help counter the strong commuting movement to Leeds. This does not reflect the information in Section 2 where it is evident that the ratio of jobs to population is 1:2. Table 3.6 of the SHMA (April 2009) provides detailed information on commuting patterns within various settlements. In order of least commuting, Table 3.6 informs Sherburn has lower levels of commuting than most other areas including Tadcaster. The statement at paragraph 4.21 is factually incorrect and suggestion that further development in Sherburn be constrained to reduce outward commuting is without an appropriate evidence base. This	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						part of the Core Strategy is unjustified and therefore unsound.	
39/ 8	Iain Bath Planning obo a number of clients	4.21	NS	NS	--	Support the priority of improving existing services and range of local employment opportunities in Sherburn in Elmet, together with service and infrastructure.	For Noting Only
41/ 21	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.23	Y	NS	-	Paragraph 4.23 highlights concern that people consider the decline of the town centre can be helped by the provision of additional housing opportunities to help revitalise the town. Rather than additional housing, there is a need for additional employment to balance out the jobs to population ratio. There is no train station, so any new household not working in Tadcaster will have limited transport options.	Minor Amendment to refer to complementary employment growth as well as additional housing.
16/ 5	Knight Frank Obo M Dawson	4.25	NS	NS		Suggest the word 'limited' is removed as this will provide a more flexible and thus effective policy framework. Such an approach would be more in line with PPS12.	Would require a change to the text
39/ 9	Iain Bath Planning obo a number of clients	4.25	NS	NS	--	Supported limited growth in DSV's such as Church Fenton and Monk Fryston/Hillam, which have a good range of existing services.	For Noting Only
20/ 14	The Grimston Park Estate  (Carter Jonas)	4.25 - 4.26		N	J	Consider the approach to designated Service Villages should be more positively worded for the reasons indicated above in 20/13.	Would require a change to the text
20/ 15	The Grimston Park Estate  (Carter Jonas)	4.25 – 4.26		N	NP	We consider this section particularly is unduly negative seeking to 'limit' growth.	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
23/ 5	J Perry	4.26	Y	N	J	<p>The points made within Representation 23/4 are repeated but on the basis that the Site Allocations DPD is not justified. Concerns are related to the choice of sites within the SDP.</p> <p>Main concern, however, is that Fairburn should not be classed as a Designated Service Village. Re-designation as a Secondary Village would create a revised context for the Site Allocations DPD.</p> <p>The respondent also makes suggestions as to how the further development in Designated Service Villages should be distributed in the Site Allocations DPD.</p>	Would require a change to the Policy
23/ 4	J Perry	4.26	Y	N	E	<p>Concerned by the phrase "...appropriate scale of development on Greenfield land may therefore be acceptable in Designated Service Villages.</p> <p>Consider this is too vague and does not lay down a test for the necessary criteria to be considered an 'appropriate scale development'. It results in the strategy being unreasonably flexible and it also cannot be properly monitored if the test for such development is not properly defined.</p> <p>The respondent also provides detailed comments on potential growth options for Fairburn which are within the compass of the Core Strategy but are the subject of detailed considerations through the SADPD.</p>	Would require a change to the Policy
39/	Iain Bath	4.26	NS	NS	--	Support an appropriate scale of development in DSV's on Greenfield land.	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
10	Planning obo a number of clients						
20/ 10	The Grimston Park Estate (Carter Jonas)	4.27 – 4.29	N	NS		Concerned that the approach to “Villages and the Countryside” is that the emphasis appears to be to “no development anywhere” which is strenuously objected to.	Would require a change to the text
17/ 2	Smith Gore obo York diocesan Board of Finance	4.27 – 4.29	Y	NS		Concerned that rural settlements are not going to benefit from the Strategy. The Council should not seek to obstruct the growth of the rural economy. Rural settlements are crucial to achieving economic growth through a stable and self-sustaining population, employment opportunities and a range of well supported local services.  Affordable housing is not the only development that the smaller settlements need. Market and affordable housing, along with employment opportunities are required in all settlements to ensure their vitality and viability.  Would like to see some growth in the Secondary Villages as it is important to enable development for communities across the District. These settlements represent the focus for ministry within the Diocese and, as such, the Church of England would wish to support growth and investment in to these communities.	Would require a change to the text and Policy
39/ 11	Iain Bath Planning obo a number of clients	4.29 & 4.39	NS	NS	--	Support reviewing development limits and localised Green Belt boundary revisions as part of the Allocations DPD.	For Noting Only
41/	Dacres	4.31	Y	NS	-	Paragraph 4.31 should reference social issues as well as sustainability	Minor Amendment



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
22	Commercial o.b.o. Redrow Homes & Persimmon Homes					issues. This approach would accord with PPS3 paragraph 67 where the management of PDL targets is not at the expense of jeopardising overall housing delivery	
42/ 13	Dacres Commercial o.b.o. P Swales	4.31	Y	NS	-	Paragraph 4.31 should reference social issues as well as sustainability issues. This approach would accord with PPS3 paragraph 67 where the management of PDL targets is not at the expense of jeopardising overall housing delivery.	Minor Amendment
43/ 13	Dacres Commercial o.b.o. Hillam Consortium	4.31	Y	NS	-	Paragraph 4.31 should reference social issues as well as sustainability issues. This approach would accord with PPS3 paragraph 67 where the management of PDL targets is not at the expense of jeopardising overall housing delivery.	Minor Amendment
20/ 16	The Grimston Park Estate (Carter Jonas)	4.31 – 4.33		No	Not Jus tifie d	Concerned about the Council's selection of 50% target across the District and the apparent lack of brownfield land as a source of development. Considers current market circumstances retard the bringing forward of brownfield sites. Note that it has been reduced because of change in the definition of garden land but consider a target of 30% would be more realistic and would be consistent with the 30% with Hambleton District.	Would require a change to the Policy
16/ 6	Knight Frank obo M Dawson	4.33	NS	Y		The proposed 40% previously developed land target is supported. Consider the approach provides some flexibility in relation to the acceptability of future site allocations and reflects the distinctive rural nature of the District.	For Noting Only
41/ 23	Dacres Commercial	4.33	Y	N	J	We object at paragraph 4.33 to the overall practical target of 40% of new dwellings on previously developed land between 2004 and 2017. The	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	o.b.o. Redrow Homes & Persimmon Homes					target should be fixed for the duration of the plan period and not just up to 2017. The reference in paragraph 4.33 to further details on the PDL target in Appendix 1 is unnecessary and confusing and should be removed. There is no reasonable explanation as to why from 2017 there is insufficient information to provide a target beyond 2017, certainly there is no text to inform the data up to 2017 is any more accurate. It is not clear what the meaningful information there is to enable the Council to make a PDL target up to 2017.	
42/ 14	Dacres Commercial o.b.o. P Swales	4.33	Y	NS	-	We object at paragraph 4.33 to the overall practical target of 40% of new dwellings on previously developed land between 2004 and 2017. The target should be fixed for the duration of the plan period and not just up to 2017. The reference in paragraph 4.33 to further details on the PDL target in Appendix 1 is unnecessary and confusing and should be removed. There is no reasonable explanation as to why from 2017 there is insufficient information to provide a target beyond 2017, certainly there is no text to inform the data up to 2017 is any more accurate. It is not clear what the meaningful information there is to enable the Council to make a PDL target up to 2017.	Would require a change to the Policy
43/ 14	Dacres Commercial o.b.o. Hillam Consortium	4.33	Y	NS	-	We object at paragraph 4.33 to the overall practical target of 40% of new dwellings on previously developed land between 2004 and 2017. The target should be fixed for the duration of the plan period and not just up to 2017. The reference in paragraph 4.33 to further details on the PDL target in Appendix 1 is unnecessary and confusing and should be removed. There is no reasonable explanation as to why from 2017 there is insufficient information to provide a target beyond 2017, certainly there is no text to inform the data up to 2017 is any more accurate. It is not clear what the meaningful information there is to enable the Council to make a	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						PDL target up to 2017.	
21/ 2	Brayshaw Properties	4.34	NS	NS		In the case of long established housing allocation areas that now come into a flood zone area, site specific flood risk assessments should be made to ensure that these long term potentials are not lost because of national all embracing flood risk assessments.	For Noting Only
37/ 6	Environment Agency	4.34	NS	NS	--	Pleased to see flood risk highlighted, but suggest a wording change to clarify the scope of the sequential approach 'suitable sites with a lower probability of flooding are not overlooked...' to be replaced by 'suitable sites with a lower probability of flooding are used in preference...'	Minor Amendment
23/ 6	J Perry	4.35	Y	N	NP	Considers the status of Designated Service Village for Fairburn is inconsistent with national guidance which stresses the importance of new development being accessible by mode of transport other than the private car and whether the need to travel is minimised.	Would require a change to the Policy
20/ 17	The Grimston Park Estate (Carter Jonas)	4.35		NS		Concur with the general views on accessibility but would suggest that reference is also to made to buses as the predominant form of public transport across the District. Railway services are important for number of specific settlement including Ulleskelf.	<b>Minor Amendment</b>
41/ 24	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.35	Y	NS	-	Paragraph 4.35 refers to accessibility. It would be helpful to reference those most sustainable locations in this paragraph.	Would require a change to the text
23/ 7	J Perry	4.37	Y	N	J	Concerned about the potential for further development in the Green Belt at Fairburn.	For Noting Only in CS. Referred to SADPD

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
20/ 18	The Grimston Park Estate  (Carter Jonas)	4.37 4.39		Not spe cifi ed		Agree with comments on the Green Belt. Consider it would be appropriate to insert reference to local boundary reviews being undertaken as part of the preparation of the Site Allocations DPD. The Council's comments on Background Paper No.11 are noted.	Would require a change to the text
23/ 8	J Perry	4.39	Y	N	J	Considers that shortlisting Green Belt sites before a Green Belt review has taken place and before it has been determined whether there are difficulties in accommodating the scale of growth required, means that the sites short-listed for Fairburn are not founded on a robust and credible evidence base.	For Noting Only in CS. Referred to SADPD
23/ 9	J Perry	4.39	N			For the reasons set out in 23/8, the concept is not legally compliant because decisions regarding potential green Belt sites have been made before reviews have been carried out.	For Noting Only in CS. Referred to SADPD
16/ 7	Knight Frank obo M Dawson	4.39	NS	NS		Consider that more flexibility be added in the text with regard to likely potential localised Green Belt reviews. Providing a more flexible framework for Green Belt reviews would make the Core Strategy more effective. Consider it would also be supported by PPS12. (See also 16/11 re Paragraph 5.22)	Would require a change to the text
41/ 25	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.39	Y	NS	-	Paragraph 4.39 refers to localised Green Belt reviews. While this is generally welcomed, we would not expect to see widespread Green Belt revisions. There is a need for only minor changes to the Green Belt in key villages where no safeguarded land exists <u>or</u> where land does not meet Green Belt criteria. We would not expect any revisions in lower order settlements or Green Belt removed for allocations where it undermines the focus on Selby, Sherburn and Tadcaster.	Would require a change to the text
45/	Dr Howard	4.39	Y	N	E	Review of the Green Belt should enable additions and not exclusively	For Noting Only in CS.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
5	Ferguson					concerned with removing land. Strategic gaps should be defined more precisely	Strategic Gaps issue referred to SADPD
42/ 15	Dacres Commercial o.b.o. P Swales	4.39	Y	NS	-	Paragraph 4.39 refers to localised Green Belt reviews. While this is generally welcomed, we would not expect to see widespread Green Belt revisions. There is a need for only minor changes to the Green Belt in key villages where no safeguarded land exists <u>or</u> where land does not meet Green Belt criteria. We would not expect any revisions in lower order settlements.  Fairburn is a Designated Service Village with a high level of local provision and good access to jobs. In order to provide for a reasonable level of growth, Fairburn is one of only a limited number of locations that can justify a case to modify the Green Belt boundary.	Would require a change to the text  For Noting Only
43/ 15	Dacres Commercial o.b.o. Hillam Consortium	4.39	Y	NS	-	Paragraph 4.39 refers to localised Green Belt reviews. While this is generally welcomed, we would not expect to see widespread Green Belt revisions. There is a need for only minor changes to the Green Belt in key villages where no safeguarded land exists <u>or</u> where land does not meet Green Belt criteria. We would not expect any revisions in lower order settlements.  Hillam is combined with Monk Fryston and together are a Designated Service Village with a high level of local provision and good access to jobs.  In order to provide for a reasonable level growth, Hillam contains an area of land already Safeguarded for longer term development in the Local Plan – that being an area to be considered for development in the next plan period. Now is the time to consider this site as a suitable allocation. It ranks higher than any other alternative in Hillam or Monk Fryston which	Would require a change to the text  For Noting Only  For Noting Only in CS. Referred SADPD

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						would require a Green Belt boundary revision and the necessary very special circumstances to remove such land from the Green Belt.	
50/ 10	Cunnane Town Planning obo SSOB(T)	4.39	NS	N	NP	<p>The paragraph wording does not reflect the advice in PPG2 which states that Green Belt boundaries defined by earlier approved development plans should be altered only exceptionally and where exceptional circumstances exist.</p> <p>Amended wording suggested as follows:-</p> <p>“While the Strategy aims to maintain the overall extent of Green Belt, in locations where there are difficulties in accommodating the scale of growth required, consideration will be given to undertaking localised Green Belt boundary reviews. <del>The reviews will need to balance the relative need for new development within each settlement against the value of Green Belt as assessed against the basic purposes of</del> <u>However, in order to be consistent with national policy, detailed Green Belt boundaries can be altered only exceptionally. Consequently, any reviews will need to demonstrate that there are exceptional circumstances to justify any alterations, having regard to the value of the area of Green Belt being assessed against the purposes of including that land in the Green Belt, as well as other considerations such as the effect on landscape, biodiversity and access to the natural environment.”</u></p>	Would require a change to the text
38/ 14	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East	4.40	NS	N	J	<p>Objects to strategic countryside gaps, and notes that they are not based on detailed and up to date evidence. Should not be shown on the key diagram.</p> <p>None of the policies address this issue.</p> <p>Concerned that Background Paper 7 indicates that some information is</p>	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Division					<p>missing, meaning that it fails to provide a robust evidence base on Strategic Landscape Gaps.</p> <p>A landscape and visual assessment needs to be carried out to justify this designation.</p> <p>Cross reference to para 5.23 indicating that boundaries may be reviewed at Site Allocation stage. This supports concerns that such designations could prejudice future housing sites.</p>	
56/ 4	Mr Waddington, via Agents:  Stephen Courcier at Carter Jonas	4.40		N	J	<p>The designation of the Strategic Countryside Gap [between Selby Town and Barby Village] is supported in principle.</p> <p>However the detailed designation of the Strategic Gap is preventing potential development sites coming forward.</p> <p>Identifying the gap in Core Strategy is not justified or effective and is not the most appropriate option when considered against reasonable [unspecified] alternatives.</p>	Would require a change to the text
56/ 5	Mr Waddington, via Agents:  Stephen Courcier at Carter Jonas	4.40		N	E	<p>The designation of the Strategic Countryside Gap [between Selby Town and Barby Village] is supported in principle.</p> <p>However the detailed designation of the Strategic Gap is preventing potential development sites coming forward.</p>	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						Identifying the gap in Core Strategy is not justified or effective and is not the most appropriate option when considered against reasonable [unspecified] alternatives.	
20/ 19	The Grimston Park Estate (Carter Jonas)	4.40 – 4.41		Not spe cifi ed		Not clear how the two settlements of Tadcaster and Sherburn have been dealt with in terms of Landscape Appraisal as Background Paper No.10 does not include them.	For Noting Only
25/ 2	UK Coal (BNP Paribus Real Estate)	CP1	NS	Y		Considers this policy to in accordance with PPS4 and PPS7 and is considered to be sound.	For Noting Only
47/ 1	Harworth Estates (UK Coal), via agent: Paul Forshaw, BNP Paribas	CP1	-	Y	-	Harworth Estates support the policy to promote reuse of rural buildings for employment use, and consider it sound. However, it should be extended to include residential use.	Would require a change to the Policy
40/ 2	S Humphrey	CP1	NS	N	J	Considers that most residents would support Secondary Village status for Whitley. Doesn't support linking it to Eggborough. The centre of Whitley is 2.4 from the main services in Eggborough with the M62, the Aire and Calder Navigation and the railway separating the settlements and acting as a barrier. Most journeys from Whitley to Eggborough are made by car or possibly by the hourly bus service.  Consider large scale housing developments in Whitley are in appropriate because:	Would require a change to the Policy



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<ul style="list-style-type: none"> <li>• There is no mains gas</li> <li>• Whitley has no shops or services</li> <li>• There are no large areas of recreational open space</li> <li>• Poor linkage to Eggborough</li> <li>• Not sustainable location as too remote from Eggborough</li> </ul>	
56/ 1	Mr Waddington, via Agents:  Stephen Courcier at Carter Jonas	CP1	-	Y		Support Paragraph 4.17 and CP1 on balanced approach to housing distribution. In particular welcome Barlby and Barlby Bridge playing a complimentary role to Selby Town.	For Noting Only
44/ 3	Jennifer Hubbard	CP1	NS	N	J	On the basis of criteria used to identify DSV's Escrick should be identified as such	Would require a change to the Policy
46/ 1	Yorkshire Water	CP1	Y	Y	-	Supports the policy that ensures new development is directed to areas with infrastructure capacity	For Noting Only
49/ 3	Natural England	CP1	-	N	J	Para 2.43 in the Habitats Assessment recognises need for HRA in the Site Allocations DPD. However CP1 should explicitly state the need for HRA at Site Allocations stage.	Minor Amendment - to aid clarity – add new para 1.30 headed <i>Habitats Regulations Assessment</i> - 'The Council has also

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
							<p>undertaken a Habitats Regulations Assessment in compliance with the EU Habitats Directive and the UK Habitats Regulations. The Appropriate Assessment ensures protection for Natura 2000 sites against deterioration or disturbance from plans, projects or activities (alone or in combination with other plans, projects and activities) on the features for which they are designated. It also considers areas designated Ramsar Wetlands of International Importance. HRA will be required at the lower tier plan stage for any plans, projects or activities which may have a significant effect on Natura 2000 and Ramsar sites.'</p>

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
11/ 1	R Wilson	CP1	NS	N	J	<p>Fairburn should not be selected as a Designated Service Village and is unsuitable for new development because:</p> <ul style="list-style-type: none"> <li>- The village does not have a shop or doctors surgery and lacks other services and facilities.</li> <li>- Public transport services are limited or poor and there is no connection to the railway station. There is no public transport connecting Fairburn to the nearest town of Castleford.</li> <li>- the sewerage system is unable to cope with existing demand.</li> <li>- The primary school is nearing capacity and there is no scope</li> </ul>	<p>Would require a change to the Policy</p>

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>for extension.</p> <ul style="list-style-type: none"> <li>- There are existing parking problems and traffic congestion</li> <li>- Crime has recently increased.</li> <li>- More new housing should not be encouraged in the immediate vicinity of Ferrybridge Power Station which is an extremely bad neighbour.</li> <li>- Currently 36 dwellings for sale in Fairburn some of which have been on the market for several years. One site has the benefit of planning permission to build 14 new properties and after 2-3 years no start has been made.</li> <li>- Fairburn is a commuting village and is not a sensible choice as a Service Village. Of the 60/70 new properties built in recent years, approximately 6 only were occupied by local people. The rest have satisfied commuter needs from larger, nearby settlements, especially Leeds. Further growth would conflict with Para. 7.30 of the Strategy.</li> </ul> <p>In addition, views expressed during the preparation of the Village Plan were that further development should not extend into the Green Belt and development should be confined to within the village envelope on previously developed sites. These are considered sufficient to maintain</p>	

Appendix 1. Policy and Resources Committee 24 March 2011

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						steady growth and a sustainable village for the next 15- 20 years.	
11/ 2	R Wilson	CP1	NS	N	J	<p>Considers development on the scale suggested at Fairburn would be at variance with national and local policies particularly as they relate to:</p> <ul style="list-style-type: none"> <li>Green belt</li> </ul> <p>Protection of RSPB Nature Reserve at Fairburn Ings</p>	Would require a change to the Policy
16/ 8	Knight Frank Obo M Dawson	CP1	NS	NS		<p>Generally supportive of the suggested approach but consider the wording of Section B, regarding the sequential approach should be amended.</p> <p>Whilst the sequential approach is useful it takes little account of viability and deliverability. Reference to viability and deliverability would assist the policy in terms of deliverability and flexibility and be supported by PPS12.</p>	
17/ 3	Smith Gore Obo York Diocesan Board of Finance	CP1	Y	Y		Support further development in and the designation of the following settlements: Selby, Sherburn in Elmet, Thorpe Willoughby, Hemingbrough, Brayton, Carlton, South Milford, Cawood, Hambleton, Fairburn and Monk Fryston.	For Noting Only
17/ 4	Smith Gore Obo York Diocesan Board of Finance	CP1	Y	NS		National policy does not entirely preclude development within residential curtilages. It is therefore important that the Council assess each scheme on its merits. Some schemes on garden land may be more appropriate than others.	For Noting Only
19/ 1	Peacock & Smith obo Commercial	Y	N	NP		Considers that the Core Strategy should make reference to the circumstances where certain types of development would be acceptable in the Green Belt under national policy, as this would make the Core Strategy	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Estates					<p>far easier to use and clearer.</p> <p>Agree with the approach to Designated Service Villages/Secondary Villages and the policies for them and considers this is in accordance with PPG2 Paragraph 2.11.</p> <p>Considers there should be more reference to the issue of major developed sites in the Green Belt.</p>	<p>For Noting Only</p> <p>Would require a change to the text</p>
39/ 12	Iain Bath Planning obo a number of clients	CP1	NS	NS	--	Support identified settlement hierarchy.	For Noting Only
57/ 6	Land 4 New Build, via agent: Clare Plant DLP Consultants	CP1		N	E	<p>3<sup>rd</sup> bullet point deals with 2 aspects of housing delivery – first residential and small scale employment growth to support rural sustainability, secondly growth to support Selby. It is appropriate to separate these two:</p> <p>Delete reference to Thorpe Willoughby, Brayton and Barlby from bullet point 3.</p> <p>Add <i>“The functions of the principal town will be supported by housing and employment provision in the adjoining three Designated Service Villages”</i> to bullet point 1.</p>	Would require a change to the Policy
34/ 1	BOCM Pauls Ltd	CP1	Y	Y	--	Support the spatial development strategy and settlement hierarchy, and the part that the Strategic Site at Olympia Park can play in focusing mixed use growth in Selby.	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
37/ 7	Environment Agency	CP1	NS	NS	--	Welcome inclusion of flood risk details.	For Noting Only
35/ 1	Mrs J Langhorn	CP1	Y	Y	--	Support the spatial development strategy and settlement hierarchy.	For Noting Only
32/ 1	Mr D Broadbent	CP1	NS	N	J	<p>Make a number of points about the capacity of Whitley to accommodate development due to highways capacity and safety, access to public transport, utility supply and community facilities.</p> <p>Questions the sustainability of the village, due to the need for a car, school capacity, lack of local employment etc.</p> <p>Also question the role and representative quality of the Parish Council, how local views have and are to be taken into account, the cost and method of production of evidence, and the change of status of Whitley village through the development of the Core Strategy.</p>	Would require a change to the Policy
36/ 1	Mr & Mrs D Stephenson	CP1	Y	Y	--	Support the spatial development strategy and settlement hierarchy.	For Noting Only
1/1	I Newton	CP1	NS	N	J	<p>Objects to the policy for directing new development to Kellington because:</p> <ul style="list-style-type: none"> <li>- Basic services won't support affordable housing in Kellington.</li> <li>- More development will lead to more localised flooding</li> <li>- Would prefer more development in Whitley/Whitley Bridge which</li> </ul>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

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						<p>has a rail station.</p> <p>- Considers better use of existing housing stock within the District should be first priority.</p> <p>Also considers the document to be incomprehensible.</p>	
31/ 1	Marcus Bousfield	CP1	NS	N	J	Challenges the need for additional housing in Cawood, and the status of being a Designated Service Village due to issues related to the loss of village character through expansion, the lack of capacity at the village school and nursery, and highway capacity.	Would require a change to the Policy
52/ 1	Charlotte Blenkhorn  Indigo Planning Ltd on behalf of Connaught Consultancy Services	CP1	NS	N	J	Sherburn is better placed to accommodate larger amounts of growth than currently identified	Would require a change to the Policy
53/ 1	John Pearce  Barton Willmore on behalf o Church Commissioner	CP1	Y	NS	-	Brayton should accommodate more development than other DSV's	Would require a change to the Policy



Appendix 1. Policy and Resources Committee 24 March 2011

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	s						
60/ 1	Karen Kirkbright	CP1		N	J	<p>Hemingbrough – information on the village is incorrect:</p> <ul style="list-style-type: none"> <li>• there is no petrol station – closed long ago.</li> <li>• Bus service has been cut and is no longer viable for commuting to work</li> <li>• Doctor’s surgery is part time – several services must be undertaken in Selby or York.</li> <li>• No NHS dentist places in Selby/York</li> </ul>	Would require a change to the Policy
50/ 11	Cunnane Town Planning obo SSOB(T)	CP1	NS	Y		Consider the policy to be sound where it states that Selby as the principal town, will be the main focus for new housing, employment, retail, commercial and leisure facilities.	Noted
29/ 2	K Leppingwell	CP1	NS	N	J	<p>Considers that most residents would support Secondary Village status for Whitley. Doesn’t support linking it to Eggborough. The centre of Whitley is 2.4 form the main services in Eggboroughwith the M62, the Aire and Calder Navigation and the railway separating the settlements and acting as a barrier. Most journeys from Whitley to Eggborough are made by car or possibly by the hourly bus service.</p> <p>Consider large scale housing developments in Whitley are in appropriate because:</p> <ul style="list-style-type: none"> <li>• There is no mains gas</li> <li>• Whitley has no shops or services</li> <li>• There are no large areas of recreational open space</li> </ul>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<ul style="list-style-type: none"> <li>Poor linkage to Eggborough</li> <li>Not sustainable location as too remote from Eggborough</li> </ul>	
33/ 2	Tesco Stores Ltd	CP1	Y	Y	--	Support the settlement hierarchy which considers Selby to be the principal town. Consider that the main focus for growth, particularly retail, should be within Selby's urban area.	Noted
30/ 1	South Milford Parish Council	CP1	N	N	NP	<p>Consider the policy does not set out how it will seek to protect the Green Belt whilst realising development needs.</p> <p>Suggest the addition of a paragraph to Policy CP1B, prior to the para on flood risk, stating 'The sequential approach will look to protect the Green Belt. Only when all appropriate land not in the Green Belt has been allocated for development across all villages will a Green Belt review be considered.</p> <p>In terms of the sequential approach – no indication if greenfield sites within, or on the edge of settlements will be released before sites in the Green Belt.</p> <p>Para 4.39 suggests the release of Green Belt where there is a need for development over the plan period – if this is the case, an approach for undertaking a Green Belt review should be defined.</p> <p>Without setting out an approach, the Green Belt will not be protected in accordance with PPS2, and will be placed under threat.</p>	Would require a change to the Policy
28/ 1	Hogg Builders (Nathaniel	CP1(a)	Y	Y	--	The settlement hierarchy meets the the requirements of PPS1 and PPS3 for the sustainable location of development.	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Lichfield)						
20/ 21	The Grimston Park Estate (Carter Jonas)	CP1A		No	Not Eff ective	Consider the Council should have regard to the need for a five year supply consistent with the settlement hierarchy when referring to this policy. Consider the absence of a Five Year supply should trigger the release of Phase 2 not the Site Allocations process.	Would require a change to the Policy
20/ 20	The Grimston Park Estate (Carter Jonas)	CP1(B)		Not spe cifi ed		Consider Part A of Policy CP1 is suitably worded. For Part B suggest that there needs to be clarification for around the status of greenfield sites within settlements where this may be allocated public open space or similar. For Part C we consider the PDL target should be 30% (See 20/16)	Would require a change to the Policy
28/ 3	Hogg Builders (Nathaniel Lichfield)	CP1(b)	Y	N	E	Consider the restrictions placed on residential development in Secondary Villages to be inconsistent with the objectives of the Core Strategy. If new housing in Secondary Villages, such communities will be unsustainable as young people will have no choice but to settle in larger towns where new housing provision is made, leading to an ageing and unsustainable population.  Suggest CP1 is re-written as follows:  <i>“Residential development of an appropriate scale may be absorbed in Secondary Villages, which conform to the provisions of Policy CP1A”</i>  <i>The current part (d) would then be omitted. This change is linked to the provisions of CP1A below and would result in a sound policy, which is effective in achieving its objectives.</i>	Would require a change to the Policy
28/ 2	Hogg Builders (Nathaniel Lichfield)	CP1(b)	Y	N	J	Consider the restrictions placed on residential development in Secondary Villages to be inconsistent with the objectives of the Core Strategy. If new housing in Secondary Villages, such communities will be unsustainable as young people will have no choice but to settle in larger towns where new	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>housing provision is made, leading to an ageing and unsustainable population.</p> <p>Suggest CP1 is re-written as follows:</p> <p><i>“Residential development of an appropriate scale may be absorbed in Secondary Villages, which conform to the provisions of Policy CP1A”</i></p> <p><i>The current part (d) would then be omitted. This change is linked to the provisions of CP1A below and would result in a sound policy, which is effective in achieving its objectives.</i></p>	
28/ 5	Hogg Builders (Nathaniel Lichfield)	CP1A	Y	N	J	<p>More flexibility needs to be included within the policy to allow new housing in Secondary Villages to meet local needs. Part (a) of Policy CP1A is unnecessarily restrictive and does not marry with part (d) which better reflects respondents’s preference for an appropriate scale of development to be provided in Secondary Villages.</p> <p>Consider the policy s unsound as it cannot be justified and is not effective. Suggest Part (a) of the policy is re-witten as follows:</p> <p><i>“a In order to ensure that an appropriate scale of speculative (windfall) housing contributes to sustainable development and the continued evolution of viable communities, new housing wil be assessed in relation to the density, character and form of the local area and should be appropriate to the role and function of the village within the hierarchy.”</i></p> <p><i>The current part (d) could then be omitted. This change would result in a sound policy, which is effective in achieving its objectives.</i></p>	Would require a change to the Policy
28/ 6	Hogg Builders (Nathaniel	CP1A	Y	N	E	<p>More flexibility needs to be included within the policy to allow new housing in Secondary Villages to meet local needs. Part (a) of Policy CP1A is</p>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Lichfield)					<p>unnecessarily restrictive and does not marry with part (d) which better reflects respondents's preference for an appropriate scale of development to be provided in Secondary Villages.</p> <p>Consider the policy s unsound as it cannot be justified and is not effective. Suggest Part (a) of the policy is re-witten as follows:</p> <p><i>"a In order to ensure that an appropriate scale of speculative (windfall) housing contributes to sustainable development and the continued evolution of viable communities, new housing wil be assessed in relation to the density, character and form of the local area and should be appropriate to the role and function of the village within the hierarchy."</i></p> <p>The current part (d) could then be omitted. This change would result in a sound policy, which is effective in achieving its objectives.</p>	
28/ 4	Hogg Builders (Nathaniel Lichfield)	CP1A	Y	N	NP	Object to the restriction on the type of housing development deemed appropriate in Secondary Villages. Such a restrictive policy does not reflect national policy in PPS1 and PPS3 which requires development to be located in sustainable locations and be of an appropriate size in relation to the settlement. In adition the policy contradicts Core Strategy objectives, which support concentrating new developemtn in the most sustainable locations and meeting local housing needs in order to support rural regeneration.	Would require a change to the Policy
44/ 4	Jennifer Hubbard	CP1A	NS	N	J	There is no substantial evidence to retain development limits which were first published 20 years ago and policy wording should be changed to allow development adjacent to development limits	Would require a change to the Policy
50/ 12	Cunnane Town Planning	CP1 A.a)	NS	N	J	Bullet point 2 should be amended to ensure that Local service Centres only provide a level of housing in accordance with local needs, in order to	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	obo SSOB(T)					<p>be consistent with RSS. The Council has not demonstrated that the RSS evidence can be interpreted in a way which supports housing provision greater than local needs.</p> <p>It is also pointed out that the bullet point is inconsistent with the previous part of the policy which refers to the level of development in LSC's being dependent on its role, level of housing need and constraints whereas the bullet point does not refer to constraints.</p>	
50/ 13	Cunnane Town Planning obo SSOB(T)	CP1 A.a)	NS	N	J	<p>Appleton Roebuck should be removed from the list of DSV's in bullet point 3 because the evidence base does not support its inclusion. Of the 29 villages considered in Background Paper No. 5 Appleton Roebuck has the second lowest population, one of the lowest levels of services, poor accessibility, and lowest relative sustainability. The village growth potential study in Background Paper 6 confirms that future growth is constrained due to landscape sensitivity but also ignores the fact that land to the north of the village is constrained by Grade 2 best and most versatile agricultural land. In addition the village has only been included on the basis of representations by the Parish Council, contrary to the previous assessment of its sustainability credentials</p>	Would require a change to the Policy
50/ 14	Cunnane Town Planning obo SSOB(T)	CP1 A.a)	NS	N	E	<p>Appleton Roebuck has an insufficient level of services to support future growth in comparison with other villages</p>	Would require a change to the Policy
50/ 15	Cunnane Town Planning obo SSOB(T)	CP1 A.a)	NS	N	NP	<p>The village growth potential study in Background Paper 6 confirms that future growth in Appleton Roebuck is constrained due to landscape sensitivity but also ignores the fact that land to the north of the village is constrained by Grade 2 best and most versatile agricultural land, in accordance with para 28 of PPS 7.</p>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
50/ 16	Cunnane Town Planning obo SSOB(T)	CP1 A.b)	NS	N	NP	This part of the policy permits (due to its reference to Policy CP1A), greenfield development in highly unsustainable secondary villages, contrary to national policy.	Would require a change to the Policy
50/ 17	Cunnane Town Planning obo SSOB(T)	CP1 A.b)	NS	N	J	The Core Strategy evidence base does not justify the release of Greenfield land in unsustainable locations such as secondary villages.	Would require a change to the Policy
50/ 18	Cunnane Town Planning obo SSOB(T)	CP1 A.c)	NS	N	NP	The wording of this part of the policy is not sufficiently clear and does not comply with PPS4 Policy EC6. Suggested amendment as follows:-  <b>‘..... and to proposals of an appropriate scale which would contribute towards and improve the local economy, or meet affordable housing need or other exceptional circumstances’</b>	Minor Amendment
50/ 19	Cunnane Town Planning obo SSOB(T)	CP1 A.c)	NS	N	E	The word ‘diversify is too broad in its meaning and raises doubts about the effective application of the policy. Suggested amendment as above	Minor Amendment
50/ 20	Cunnane Town Planning obo SSOB(T)	CP1 A.d)	NS	N	NE	In the absence of RSS or Structure Plan the Core Strategy should give strategic protection to Green Belt as identified on a proposals map DPD. CP1 A.d) should be amended to state the general extent of the Green Belt will be protected in accordance with national policy.	Would require a change to the Policy
50/ 21	Cunnane Town Planning obo SSOB(T)	CP1 A.d)	NS	N	NP	In the absence of RSS or Structure Plan the Core Strategy should give strategic protection to Green Belt as identified on a proposals map DPD. CP1 A.d) should be amended to state the general extent of the Green Belt will be protected in accordance with national policy.	Would require a change to the Policy
38/	Barton	CP1 (a)	NS	NS	--	Objects as villages such as Barlby and Brayton are not given priority	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
12	Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division					growth over other DSV's. Should differentiate between such settlements and less sustainable DSV's, so that development is located to support Selby Town.	to the Policy
41/ 26	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP1 Part A (a)	Y	NS	-	Reference to Barby/Osgodby, Brayton and Thorpe Willoughby having residential and employment growth to complement growth in Selby is unnecessary and not required in the bold text this policy (CP1 – part A point a) bullet point 3) insert appears to run contrary to the <u>focus</u> on Selby town	Policy
43/ 16	Dacres Commercial o.b.o. Hillam Consortium	CP1 Part A (a)	Y	NS	-	Reference to Barby/Osgodby, Brayton and Thorpe Willoughby having residential and employment growth to complement growth in Selby is unnecessary and not required in the bold text this policy (CP1A point a) bullet point 3) insert appears to run contrary to the <u>focus</u> on Selby town.	Policy
43/ 17	Dacres Commercial o.b.o. Hillam Consortium	CP1 Part A (b)	Y	NS	-	We object to the reference to 'exception sites' in CP1A point b) and recommend that instead it is stated there should be no major allocations in secondary villages. Small scale allocations (up to 10 dwellings) would be appropriate to meet local needs and would include an appropriate mix of market and affordable housing. This approach would be akin to the Harrogate Rural areas DPD.	Policy
42/ 17	Dacres Commercial o.b.o. P Swales	CP1 Part A (b)	Y	NS	-	We object to the reference to 'exception sites' in CP1A point b) and recommend that instead it is stated there should be no major allocations in secondary villages. Small scale allocations (up to 10 dwellings) would be appropriate to meet local needs and would include an appropriate mix of	Would require a change to the Policy



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						market and affordable housing. This approach would be akin to the Harrogate Rural areas DPD.	
43/ 17	Dacres Commercial o.b.o. Hillam Consortium	CP1 Part A (b)	Y	NS	-	We object to the reference to 'exception sites' in CP1A point b) and recommend that instead it is stated there should be no major allocations in secondary villages. Small scale allocations (up to 10 dwellings) would be appropriate to meet local needs and would include an appropriate mix of market and affordable housing. This approach would be akin to the Harrogate Rural areas DPD.	Would require a change to the Policy
41/ 27	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP1 Part A (b)	Y	NS	-	We object to the reference to 'exception sites' in CP1A point b) and recommend that instead it is stated there should be no major allocations in secondary villages. Small scale allocations (up to 10 dwellings) would be appropriate to meet local needs and would include an appropriate mix of market and affordable housing. This approach would be akin to the Harrogate Rural areas DPD.	Would require a change to the Policy
18/ 12	English Heritage	CP1 (B)1.	NS	Y		Support the preference in favour of the re-use of buildings. In the interests of energy efficiency the LDF as a whole should encourage the re-use of existing buildings in preference to their demolition and the redevelopment of a cleared (albeit brownfield) site.	For Noting Only
41/ 28	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP1 Part B	Y	N	NP	The sequential approach in CP1B is an old-style PPG3 sequential based approach which is no longer contained in PPS3. The 'brownfield first' attitude takes no account of accessibility criteria e.g. proximity to services where greenfield urban extensions may have better access to local services than brownfield locations.	Would require a change to the Policy
42/ 18	Dacres Commercial	CP1	Y	N	NP	The sequential approach in CP1B is an old-style PPG3 sequential based approach which is no longer contained in PPS3. The 'brownfield first'	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	o.b.o. P Swales	Part B				attitude takes no account of accessibility criteria e.g. proximity to services where greenfield urban extensions may have better access to local services than brownfield locations.	
43/ 18	Dacres Commercial o.b.o. Hillam Consortium	CP1 Part B	Y	N	NP	The sequential approach in CP1B is an old-style PPG3 sequential based approach which is no longer contained in PPS3. The 'brownfield first' attitude takes no account of accessibility criteria e.g. proximity to services where greenfield urban extensions may have better access to local services than brownfield locations.	Would require a change to the Policy
38/ 13	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP1 (b)	NS	NS	--	Objects to the last para and requests removal of '...taking account of the vulnerability of the type of development proposed and its contribution to achieving vital and sustainable communities.'  The sequential approach should relate to developing land of low flood risk, and factors such as sustainability are other issues to balance separately, and this section should relate to flood risk alone.	Would require a change to the Policy
41/ 29	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP1 Part C	Y	N	J	As already mentioned in relation to paragraph 4.33, we object to CP1C that relates to a target of 40% of housing development on previously developed land between 2004 and 2017. The target percentage requirement should run for the entire duration of the plan period.	Would require a change to the Policy
42/ 19	Dacres Commercial o.b.o. P Swales	CP1 Part C	Y	N	J	As already mentioned in relation to paragraph 4.33, we object to CP1C that relates to a target of 40% of housing development on previously developed land between 2004 and 2017. The target percentage requirement should run for the entire duration of the plan period.	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
43/ 19	Dacres Commercial o.b.o. Hillam Consortium	CP1 Part C	Y	N	J	As already mentioned in relation to paragraph 4.33, we object to CP1C that relates to a target of 40% of housing development on previously developed land between 2004 and 2017. The target percentage requirement should run for the entire duration of the plan period.	Would require a change to the Policy
39/ 13	Iain Bath Planning obo a number of clients	4.42	NS	NS	--	Support the scope for continued growth in DSV's to maintain viability and vitality.	For Noting Only
41/ 31	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.46	Y	NS	-	With reference to paragraph 4.46, we suggest small scale allocations (up to 10 dwellings) are permitted in Secondary Villages and these would be used to control the pace of development in those settlements to provide rural housing.	Would require a change to the Policy
23/ 10	J Perry	4.47	Y	N	J	Concerned that Greenfield sites in Fairburn would not meet the conditions of Paragraph 4.47	For Noting Only in CS. Referred to SADPD
41/ 32	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	4.47	Y	NS	-	We <u>object</u> to reference in paragraph 4.47 that the policy does not imply the release of Phase 2 allocations. Phase 2 sites were never intended to be for the next plan, they are allocated sites for delivery in the Local Plan Period and holding back these allocations would be contrary to the development plan.	Would require a change to the text
39/ 14	Iain Bath Planning obo a	4.47	NS	NS	--	Support appropriate scale of development on Greenfield land subject to the conclusion of development limit and Green Belt boundary reviews	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	number of clients					being undertaken.	
23/ 11	J Perry	4.49	Y	N	J	Concerned that further development on sites in Fairburn would not meet the conditions of Paragraph 4.49	For Noting Only Referred to SADPD
18/ 13	English Heritage	CP1A	NS	Y		Support Policy CP1A, particularly the requirements that, in the conversion of farmsteads, priority will be given to those which conserve the existing character of the site and buildings (Criterion (b)) and that all schemes will be required to preserve and enhance the character of the local area.(Criterion (c)).	For Noting Only
18/ 14	English Heritage	CP1A (b)	NS	N	J	Any scheme, no matter how poorly it relates to its context will “contribute to the form and character of the village” (albeit negatively in certain cases).  Consequently, it would be preferable to place a requirement for any proposals to make a positive contribution to the form and character of the settlement.  Suggest the third bullet point of Policy CP1A Criterion (b) to read:  <b>“Proposals must relate sensitively to the existing form and character of the village.”</b>	Minor Amendment
41/ 30	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP1A	Y	NS	-	Reference in paragraph 4.42 to a close match between housing growth and job growth is clearly not occurring, as is established in paragraphs 2.21 and 2.28. The villages are mainly responsible for commuting as evidenced in the SHMA (see Figure 3.6). There needs to be a greater focus on those areas that are likely to generate jobs.	Would require a change to the Policy/text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
41/ 33	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP1A	Y	N	J	We object to Policy CP1A. Proposed Policy CP1A fails to deliver a key objective of the plan as it allows for disproportionately higher levels of development within the service villages when the service villages are not as sustainable as higher order settlements and in particular the settlement of Sherburn.	Would require a change to the Policy
57/ 7	Land 4 New Build,  via agent: Clare Plant  DLP Consultants	CP1A		Y	-	For clarity change wording from “ <i>speculative (windfall) development</i> ” to “ <i>development on non-allocated sites</i> ”.	Minor Amendment
35/ 3	Mrs J Langhorn	CP1A	Y	Y	--	Support for this policy, particularly in terms of windfall development, existing farmsteads and para 4.26.	For Noting Only
36/ 3	Mr & Mrs D Stephenson	CP1A	Y	Y	--	Support for this policy, particularly in terms of windfall development, existing farmsteads and para 4.26.	For Noting Only
50/ 22	Cunnane Town Planning obo SSOB(T)	CP1A	NS	N	NP	The acceptance of housing development on private residential gardens, agricultural fields, paddocks and other Greenfield land within development limits is contrary to national policy in PPS3 and the Governments June 2010 changes to the definition of previously developed land which are intended to restrict ‘garden grabbing’.	Would require a change to the Policy
50/ 23	Cunnane Town Planning	CP1A	NS	N	J	The inclusion of this policy at a late stage in the preparation of the Core Strategy in response to the June 2010 PPS3 changes is not justified	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	obo SSOB(T)					because no evidence has been produced to demonstrate the need to release Greenfield land as a windfall in order to meet the housing target, and neither has this been consulted on as an option.	
50/ 24	Cunnane Town Planning obo SSOB(T)	CP1A	NS	N	E	The policy is confusing in relation to the treatment of farmsteads which are not defined. It also enables development of land surrounding farmsteads with consequent loss of character and heritage which could be avoided by restricting development to sympathetic conversion of the existing buildings.	Would require a change to the Policy
50/ 25	Cunnane Town Planning obo SSOB(T)	CP1A b)	NS	N	J	This element of the policy is unnecessary. The conversion of farmsteads is already permitted and therefore any matter of detail should be left to future development management policies.	Would require a change to the Policy
50/ 26	Cunnane Town Planning obo SSOB(T)	CP1A e)	NS	Y	-	Support the intention that proposals in villages washed over by green belt must accord with national green belt policy	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
<b>Section 5. Creating Sustainable Strategy</b>							
<b>General</b>							
<b>CP2 The Scale and Distribution of Housing</b>							
38/ 15	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	5.4	NS	N	J	Housing targets rely on the Regional Spatial Strategy, yet employment targets rely on more up to date evidence. Consider this to be inconsistent, as up to date evidence is also available in relation to housing.	Would require a change to the Policy
42/ 20	Dacres Commercial o.b.o.  P Swales	5.4	Y	NS	-	The context to the scale and distribution of housing section (paragraph 5.4) needs rewording to factor in the transition period following the abolition of the RSS. The housing requirement needs to also recognise the latest ONS data which is now circa 600 households per annum and therefore flexibility needs to be built in to the housing requirement. Indeed the SHMA informs annual housing demand in the Selby District to be 1,119 (para 5.21). This Core Strategy needs to reference these higher numbers as part of the evidence base to set the proposed target within the context of overall housing need.	Minor Amendment with regard to reference to RSS.  Would require a change to the policy with regard to housing requirement.
26/ 3	NYCC	5.4	Y	Y		Supports the provisions of this paragraph. Adoption of the RSS housing requirement will enable the District Council to make progress on its Core Strategy in line with the Government's wishes by relying on soundly based work previously undertaken at the regional level. The alternative would	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						involve lengthy delays in re-addressing the wide ranging issues involved in any review.	
43/ 20	Dacres Commercial o.b.o. Hillam Consortium	5.4	Y	NS	-	The context to the scale and distribution of housing section (paragraph 5.4) needs rewording to factor in the transition period following the abolition of the RSS. The housing requirement needs to also recognise the latest ONS data which is now circa 600 households per annum and therefore flexibility needs to be built in to the housing requirement. Indeed the SHMA informs annual housing demand in the Selby District to be 1,119 (para 5.21). This Core Strategy needs to reference these higher numbers as part of the evidence base to set the proposed target within the context of overall housing need.	Minor Amendment with regard to reference to RSS.  Would require a change to the policy with regard to housing requirement.
41/ 34	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.4	Y	NS	-	The context to the scale and distribution of housing section (paragraph 5.4) needs rewording to factor in the transition period following the abolition of the RSS. The housing requirement needs to also recognise the latest ONS data which is now circa 600 households per annum and therefore flexibility needs to be built in to the housing requirement. Indeed the SHMA informs annual housing demand in the Selby District to be 1,119 (para 5.21). This Core Strategy needs to reference these higher numbers as part of the evidence base to set the proposed target within the context of overall housing need.	Minor Amendment with regard to reference to RSS.  Would require a change to the policy with regard to housing requirement.
20/ 24	The Grimston Park Estate	5.5		N	J	Question the assumption that existing commitments should include Phase 2 sites already allocated in the Selby District Local Plan.	Minor amendment



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	(Carter Jonas)						
42/ 21	Dacres Commercial o.b.o. P Swales	5.9	Y	NS	-	We agree with the point made in paragraph 5.9 of the need to balance the housing growth in lower order settlements while capitalising on the infrastructure and services available in the main town, Selby.	For Noting Only
43/ 21	Dacres Commercial o.b.o. Hillam Consortium	5.9	Y	NS	-	We agree with the point made in paragraph 5.9 of the need to balance the housing growth in lower order settlements while capitalising on the infrastructure and services available in the main town, Selby.	For Noting Only
41/ 35	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.9	Y	NS	-	We agree with the point made in paragraph 5.9 of the need to balance the housing growth in lower order settlements while capitalising on the infrastructure and services available in the main town, Selby.	For Noting Only
42/ 22	Dacres Commercial o.b.o. P Swales	5.11	Y	N	J	We <u>object</u> to reference at paragraph 5.11 that approximately half of new housing will be located within or adjacent to Selby. The proportion of 48% to Selby Town lacks any suitable delivery plan. The reliance on smaller adjacent settlements is likely to undermine the Selby Town focus. Also, Figure 7 places a heavy reliance on Selby yet paragraph 5.15 informs of highway and flooding constraints. There is no evidence to inform Selby Town will benefit from employment growth to match the same rate of intended housing ground. From the evidence provided, it would appear the 48% reliance on Selby Town may be unjustified.	Would require a change to the Policy
43/	Dacres	5.11	Y	N	J	We <u>object</u> to reference at paragraph 5.11 that approximately half of new	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
22	Commercial o.b.o. Hillam Consortium					housing will be located within or adjacent to Selby. The proportion of 48% to Selby Town lacks any suitable delivery plan. The reliance on smaller adjacent settlements is likely to undermine the Selby Town focus. Also, Figure 7 places a heavy reliance on Selby yet paragraph 5.15 informs of highway and flooding constraints. There is no evidence to inform Selby Town will benefit from employment growth to match the same rate of intended housing ground. From the evidence provided, it would appear the 48% reliance on Selby Town may be unjustified.	to the Policy
41/ 36	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.11	Y	N	J	We <u>object</u> to reference at paragraph 5.11 that approximately half of new housing will be located within or adjacent to Selby. The proportion of 48% to Selby Town lacks any suitable delivery plan. The reliance on smaller adjacent settlements is likely to undermine the Selby Town focus. Also, Figure 7 places a heavy reliance on Selby yet paragraph 5.15 informs of highway and flooding constraints. There is no evidence to inform Selby Town will benefit from employment growth to match the same rate of intended housing ground. From the evidence provided, it would appear the 48% reliance on Selby Town may be unjustified.	Would require a change to the Policy
38/ 16	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	5.12 – 5.13	NS	N	J	The identified strategic site was selected from six potential sites. Objections to the selection process, as insufficient weight is given to flooding.  Little evidence to demonstrate that flooding and highway issues at Olympia Park can be overcome in terms of mitigation and cost.  Do not consider that background paper 7 is consistent with national policy in terms of environmental impact, in particular flooding.	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
42/ 23	Dacres Commercial o.b.o. P Swales	5.15	Y	NS	-	The reference to preventing coalescence of Selby with surrounding villages, particularly Brayton at paragraph 5.15 is welcomed but at odds with other text in the draft Core Strategy (Policy CP1 – A a)).	For Noting Only
43/ 23	Dacres Commercial o.b.o. Hillam Consortium	5.15	Y	NS	-	The reference to preventing coalescence of Selby with surrounding villages, particularly Brayton at paragraph 5.15 is welcomed but at odds with other text in the draft Core Strategy (Policy CP1 – A a)).	For Noting Only
41/ 37	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.15	Y	NS	-	The reference to preventing coalescence of Selby with surrounding villages, particularly Brayton at paragraph 5.15 is welcomed but at odds with other text in the draft Core Strategy (Policy CP1 – A a)).	For Noting Only
51/ 1	Will Mulvany Sanderson Weatherall on behalf of Diocese Of York	5.15	Y	N	J	Text of Section 5 is too specific in identifying where new development will come forward. Para 5.15 effectively dismisses development between Brayton and Selby. Text needs to be revised to reflect that areas for new development will be considered in the context of the SAAP.	Would require a change to the text
57/ 5	Land 4 New Build, via agent: Clare Plant	5.16		N	J	Preamble to text regarding distribution of housing throughout the District refers to annual affordable housing need over 5 years amounting to 90% of total housing requirement. This compounds the fundamental flaw in estimation of housing figures being out of date.	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	DLP Consultants					Amend para 5.16 to reflect that affordable housing requirement based on SHMA is 37% of total requirement.  Alternatively delete as it is misleading.	
41/ 38	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	Fig 8	Y	N	J	We <u>strongly oppose</u> the proportion of development allocated to Sherburn in Elmet in Figure 8. We recommend this is increased from 9% to 15%. Both the SHMA and ELR provide the necessary evidence to inform Sherburn is a suitable location and forecast to create many more jobs.	Would require a change to the Policy
41/ 39	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	Fig 8	Y	N	J	We object to the scale of development in Tadcaster – this should be reduced from 9% to 5% to reflect the relatively poor ratio of jobs to population. Additional housing will only worsen this ratio.	Would require a change to the Policy
23/ 13	J Perry	5.20	Y	N	J	The paragraph fails to properly define how, in practice, there will be continued small scale growth in a number of larger, more sustainable villages. Consider this part of the Core strategy as it relates to Fairburn is not based robust credible evidence.  Considers the Core Strategy should properly define what the criteria is for continued smaller scale growth in the larger, more sustainable villages.	Would require a change to the text
16/	Knight Frank	5.22	NS	NS		Considers the reference to Green Belt reviews being undertaken in certain	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
11	obo M Dawson					cases should be strengthened to add flexibility to allow the Council to consider all reasonable alternatives. The Core Strategy should make it clear that this should be acceptable. (See also 16/7 re paragraph 4.39)	to the text
42/ 24	Dacres Commercial o.b.o.  P Swales	5.22	Y	NS	-	Paragraph 5.22 – localised review of Green Belt. The text should be revised and reference should be made to a longer term 20 year Green Belt boundary. Green Belt revisions should be restricted to higher order settlements (Local Service Centres and Designated Service Villages) and only then when there is no safeguarded land available.  We recommend the plan period is extended to 2031 to cover a 20 year period from anticipated adoption. Allocating land to cover a 20 year period would allow for an appropriate revision of Green Belt boundary and also build in sufficient flexibility to cater for a higher housing requirement if necessary.	Would require a change to the text
43/ 24	Dacres Commercial o.b.o. Hillam Consortium	5.22	Y	NS	-	The text should be revised and reference should be made to a longer term 20 year Green Belt boundary. Green Belt revisions should be restricted to higher order settlements (Local Service Centres and Designated Service Villages) and only then when there is no safeguarded land available.  We recommend the plan period is extended to 2031 to cover a 20 year period from anticipated adoption. Allocating land to cover a 20 year period would allow for an appropriate revision of Green Belt boundary and also build in sufficient flexibility to cater for a higher housing requirement if necessary.	Would require a change to the text
23/ 14	J Perry	5.22	N	N	J	A review of the Development Limits of Fairburn should take place only if Brownfield sites across all the allocated Designated Service Villages do not meet the development quota allocated to it. The Core Strategy lacks detail in terms of how this exercise is to take place. Considers the process	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						is flawed.	
41/ 40	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.22	Y	NS	-	<p>The text should be revised and reference should be made to a longer term 20 year Green Belt boundary. Green Belt revisions should be restricted to higher order settlements (Local Service Centres and Designated Service Villages) and only then when there is no safeguarded land available.</p> <p>We recommend the plan period is extended to 2031 to cover a 20 year period from anticipated adoption. Allocating land to cover a 20 year period would allow for an appropriate revision of Green Belt boundary and also build in sufficient flexibility to cater for a higher housing requirement if necessary.</p>	Would require a change to the text
56/ 7	Mr Waddington, via Agents:  Stephen Courcier at Carter Jonas	5.23		N	E	<p>The designation of the Strategic Countryside Gap [between Selby Town and Barby Village] is supported in principle.</p> <p>However the detailed designation of the Strategic Gap is preventing potential development sites coming forward.</p> <p>Identifying the gap in Core Strategy is not justified or effective and is not the most appropriate option when considered against reasonable [unspecified] alternatives.</p>	<p>For Noting Only</p> <p>For Noting Only</p> <p>Would require a change to the Policy</p>

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
56/ 6	Mr Waddington, via Agents:  Stephen Courcier at Carter Jonas	5.23		N	J	<p>The designation of the Strategic Countryside Gap [between Selby Town and Barby Village] is supported in principle.</p> <p>However the detailed designation of the Strategic Gap is preventing potential development sites coming forward.</p> <p>Identifying the gap in Core Strategy is not justified or effective and is not the most appropriate option when considered against reasonable [unspecified] alternatives.</p>	<p>For Noting Only</p> <p>For Noting Only</p> <p>Would require a change to the Policy</p>
42/ 25	Dacres Commercial o.b.o.  P Swales	5.25	Y	NS	-	We object to the reference at paragraph 5.25 to the sequential priorities listed in Policy CP1 and refer to our earlier comments made in relation to Policy CP1.	Would require a change to the text
43/ 25	Dacres Commercial o.b.o. Hillam Consortium	5.25	Y	NS	-	We object to the reference at paragraph 5.25 to the sequential priorities listed in Policy CP1 and refer to our earlier comments made in relation to Policy CP1.	Would require a change to the text
41/	Dacres	5.25	Y	NS	-	We object to the reference at paragraph 5.25 to the sequential priorities	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
41	Commercial o.b.o. Redrow Homes & Persimmon Homes					listed in Policy CP1 and refer to our earlier comments made in relation to Policy CP1.	to the text
23/ 15	J Perry	5.26	Y	N	J	Concerned about the implementation of this policy in Fairburn. Wishes to see Fairburn downgraded to a Secondary Village.	Would require a change to Policy CP1
41/ 42	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.26	Y	NS	-	We request an expansion of the text at paragraph 5.26 to explain the proposed localised Green Belt reviews having regard to our comment above. The Core Strategy is currently lacking a Green Belt background paper.	Would require a change to the text
20/ 1	The Grimston Park Estate  (Carter Jonas)	CP2	N	N	J	The housing requirement is not consistent with RSS and the most recent evidence.  The respondent refers to the most recent NHPAU forecasts for household formation which indicate higher levels of formation of between 520 to 600 dwellings per annum.  Considers the Council's rejection of a potential increase the housing requirement as set out in Background Paper No9 is counterintuitive given the acknowledgement of household formation trends.  Consider such an approach is contrary to PPS12 which suggests that the Core Strategy should not require a review just because housing numbers may change.	Would require a change to the Policy



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>In Paragraph 4.45 of their submission the respondents propose making provision for 600 dwellings per annum. No amendment is made to the distribution as existing in Policy CP2.</p> <p>Also in Paragraph 4.53 wish to see the Housing Trajectory (Fig.9) reflect higher figures – although accept general approach in the trajectory.</p>	
43/ 26	Dacres Commercial o.b.o. Hillam Consortium	CP2	Y	N	E	We object to the provision of 440 dwellings per annum without building in additional flexibility. We also suggest that the plan period is extended to 2031.	Would require a change to the Policy
42/ 26	Dacres Commercial o.b.o. P Swales	CP2	Y	N	E	We object to the provision of 440 dwellings per annum without building in additional flexibility. We also suggest that the plan period is extended to 2031.	Would require a change to the Policy
57/ 8	Land 4 New Build, via agent: Clare Plant DLP Consultants	CP2		N	J	<p>Scale of housing.</p> <p>Housing targets set out in Core Strategy are based on RSS figures which are 2004 projections and are unsound.</p> <p>2008 projections and SHMA data and Core Strategy preamble recognise that 60% of inhabitants are in villages. By focussing development in Selby Town the necessary flexibility and growth in villages will not be achieved.</p>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>Background Paper 9 identify a higher annual dwelling completion than the undemocratic RSS figures. The Council is maintaining a historical view rather than reacting to up to date evidence.</p> <p>The annual requirement is not 440 (RSS) but 1119 (SHMA) consider that a minimum figure of 510 dpa would be credible and defensible requirement.</p>	
57/ 9	Land 4 New Build, via agent: Clare Plant DLP Consultants	CP2		N	J	<p>Housing distribution</p> <p>Support for Core Strategy concentrating development in sustainable settlements.</p> <p>Need a selection of sites in a selection of locations. Tempro Projection (5.4) supports higher provision, but also highlights that majority of growth is in the rural areas including service villages.</p> <p>Concerned that there is uncertainty with regard to the deliverability of sites within Selby given flood risk issues.</p> <p>However, notes that the three villages closest to Selby Barlby, Brayton and Thorpe Willoughby are large enough to generate higher levels of need in themselves than most other DSVs and also have the capacity to support Selby provision, as they are less restricted by flood risk. Suggest</p>	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>that these villages are separated out, as a specific location, from the other Designated Service Villages.</p> <p>In comparison, sites within Designated Service Villages are relatively unconstrained, but acknowledged in the SADPD Sustainability Appraisal that a number of SDVs are only suitable for a limited amount of development owing to their isolated location within the District. As such it is suggested that further guidance is required in the Core Strategy to ensure site allocations support the objectives of the strategy.</p> <p>Propose the following distribution: Selby 44%, Ba/Br/thW 18%, Tadcaster 8%, Sherburn 8%, Designated Service Villages 19%, Secondary Villages 3%.</p>	<p>Would require a change to the Policy</p>

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
							Would require a change to the Policy
48/ 1	Hallam Land Management, via agent: Jonathan Collins, Henry Boot PLC	CP2	-	N	J	<p>Sherburn-in-Elmet is the second most sustainable settlement after Selby Town and should be allocated a larger amount of housing growth.</p> <p>Sherburn has existing infrastructure and is of such a scale to accommodate significantly more growth – more so than Tadcaster which is also a Local Service Centre despite poorer existing facilities.</p> <p>There is too much reliance on Designated Service Villages where development will sustain existing services but not lead to growth.</p> <p>A quarter of all land available for development is in Sherburn – the SHLAA identified more potential for 0-7 year growth than Selby urban area. Tadcaster had no “green sites” for 0-7 year growth so cannot be considered equal with Sherburn-in-Elmet.</p> <p>Sherburn is to receive 9% of the growth while Selby receives 57% - more growth directed at Sherburn-in-Elmet will increase flexibility in the plan.</p>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>Tadcaster has problems with delivery of its 9% share which will undermine the core policy.</p> <p>There is significant evidence to support a higher level of growth than that currently identified in CP2 – therefore the Core Strategy CP2 is unjustified and unsound.</p>	
48/ 2	Hallam Land Management, via agent: Jonathan Collins, Henry Boot PLC	CP2	-	N	E	<p>The CS is not effective – some areas identified for growth [Tadcaster and Designated Service Villages] offer little potential for development. Greater flexibility can be built in to the CS by increasing the amount of growth at Sherburn-in-Elmet and reduce Tadcaster's quantum.</p>	Would require a change to the Policy
30/ 2	South Milford Parish Council	CP2	N	N	J	<p>Consider that evidence suggests a different strategy for distribution is more appropriate, as too great a proportion is allocated to Designated Service Villages, and not enough to Sherburn In Elmet and Tadcaster. This distribution is considered to conflict with CP1 and other parts of the Core Strategy that indicate a greater proportion of development should be centred on Local Service Centres.</p> <p>Also object that proportion of development in villages surrounding Selby and Local Service centres not being great enough to promote sustainable development, and the reduction of out-commuting.</p> <p>CP2 failure to recognise the potential to promote villages around Selby, over and above other DSV's to absorb greater development.</p> <p>Suggest the need for explicit mechanisms to be put in place to ensure the</p>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						release and level of allocations conform with the Core Strategy approach to distribution.	
30/ 3	South Milford Parish Council	CP2	N	N	E	<p>Scale and distribution of housing cannot be delivered, which is suggested by the Councils evidence.</p> <p>Inaccuracies between the planned housing provision percentages in the Core Strategy and Site Allocation DPD.</p> <p>The IDP attached to Core Strategy not in sufficient detail to be able to see if cumulative requirements on development are so high as to become unviable.</p> <p>Too late to establish deliverability of housing at SADPD stage, should be in the IDP of Core Strategy.</p>	Would require a change to the Policy
30/ 4	South Milford Parish Council	CP2	N	N	NP	IDP not prepared in accordance with PPS12 – does not have the breadth or detail of information that may be expected, with no indication of costs, or details of phasing.	Would require a change to the Would require a change to the text of IDP
16/ 1	Knight Frank obo M Dawson	CP2	NS	Y		Support the Council's approach of utilising the RSS evidence base for formulating Core Strategy policies, particularly the RSS housing targets and believe that this is a reasonable approach to take at this time.	For Noting Only
16/ 9	Knight Frank obo M Dawson	CP2 A	NS	Y		<p>Support the decision to retain the net housing requirement of 440 dwelling per annum. Considers there is credible and robust evidence supporting this target.</p> <p>However, considers the wording of this policy could be more flexible,</p>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						however, by indicating that the RSS target is not a ceiling figure and there could be future capacity to provide housing beyond the requirement.	
16/ 10	Knight Frank obo M Dawson	CP2 A (part only)	NS	N	J	Considers the 10% allowance for non-delivery of commitments is too low and should be significantly higher.	Would require a change to the Policy
17/ 5	Smith Gore obo York Diocesan Board of Finance	CP2	Y	Y		Support the provision of 440 dwellings per annum as per Regional Spatial Strategy, and the proposed spread of development throughout the District as per Policy CP2.	For Noting Only
41/ 43	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP2	Y	N	E	We object to the provision of 440 dwellings per annum without building in additional flexibility. We also suggest that the plan period is extended to 2031.	Would require a change to the Policy
28/ 9	Hogg Builders (Nathaniel Lichfield)	CP2	Y	N	E	<p>Policy does not meet the objectives of the Strategy.</p> <p>Considers Policy CP2 is unsound as it does not reflect the evidence base for local housing need as established by the SHMA.</p> <p>Objects to the distribution of housing across the main settlements within the District. Although agree that Selby should be the focus for the majority of new development, consider 57% proportion is unsound.</p> <p>With well over half the District's population living outside of the three towns, there is a need for a more dispersed distribution. It is clear that</p>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>Sherburn in Elmet should have a higher proportion of the District's housing requirement in comparison to Tadcaster, based on the town's strong sustainability credentials and the potential to deliver new development. Also supports more development in Secondary Villages and therefore suggests the following distribution will better reflect local housing need.</p> <p>Selby 50%, Sherburn in Elmet 15% Tadcaster 5% Designated Service Villages 18% and Secondary Villages 12%</p>	
28/ 8	Hogg Builders (Nathaniel Lichfield)	CP2	Y	N	J	<p>Considers Policy CP2 is unsound as it does not reflect the evidence base for local housing need as established by the SHMA.</p> <p>Objects to the distribution of housing across the main settlements within the District. Although agree that Selby should be the focus for the majority of new development, consider 57% proportion is unsound.</p> <p>With well over half the District's population living outside of the three towns, there is a need for a more dispersed distribution. It is clear that Sherburn in Elmet should have a higher proportion of the District's housing requirement in comparison to Tadcaster, based on the town's strong sustainability credentials and the potential to deliver new development. Also supports more development in Secondary Villages and therefore suggests the following distribution will better reflect local housing need.</p> <p>Selby 50%, Sherburn in Elmet 15% Tadcaster 5% Designated Service Villages 18% and Secondary Villages 12%</p>	Would require a change to the Policy
28/ 7	Hogg Builders (Nathaniel Lichfield)	CP2	Y	N	J	<p>Supports the 440 dwellings per annum target as established in the Regional Spatial Strategy.</p> <p>However, consider that the housing requirement needed from new allocations should be higher. The contribution to the requirement from</p>	Would require a change to the Policy



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>existing commitments is heavily reliant on the large sites such as Staynor Hall and the building rate anticipated for such sites is unrealistic in the current economic climate.</p> <p>The anticipated build rate is over 40 dpa and with current build rates of between 25 – 30 dpa the contribution to to existing commitments during the plan period should be reduced by approximately 200.</p>	
41/ 44	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP2	Y	N	J	As well as the overall requirement needing to be more flexible we object to the distribution between settlements. The housing requirement in Sherburn in Elmet is far too low, especially compared to Tadcaster, a less attractive location for employment growth. More housing requirement should be focussed to Sherburn in Elmet than Tadcaster.	Would require a change to the Policy
34/ 2	BOCM Pauls Ltd	CP2	NS	Y	--	Housing target supported, and strong support for the identification of the strategic site as the most sustainable way of delivering the scale of growth required in Selby.	For Noting Only
35/ 4	Mrs J Langhorn	CP2	Y	Y	--	Support for this policy, housing targets and the supporting evidence.	For Noting Only
35/ 4	Mrs J Langhorn	CP2	Y	Y	--	Support for this policy, housing targets and the supporting evidence.	For Noting Only
38/ 20	Barton Willmore obo Barratt Homes and David Wilson Homes	CP2	NS	NS	--	<p>Object to all DSV's being designated a proportion of housing, when some settlements are more sustainable and related to Selby than others.</p> <p>Recommend an addition tier is added for villages such as Brayton and Barlby, so that a large proportion of housing allocated to DSV's can be assigned to the key settlements surrounding Selby Town.</p>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Yorkshire East Division						
39/ 15	Iain Bath Planning obo a number of clients	CP2	NS	NS	--	Support housing requirement for DSV's, and part D in relation to growth in villages including Church Fenton and Monk Fryston/Hillam.	For Noting Only
50/ 27	Cunnane Town Planning obo SSOB(T)	CP2	NS	N	J	The proposed distribution of housing is unsound because no evidence has been produced to demonstrate that there is a local need for 650 dwellings to be accommodated in Tadcaster, 457 of which are on Greenfield and/or Green Belt land. Agrees with the consistent theme throughout the Core Strategy that Tadcaster functions as a dormitory, that housing growth should cater for local needs only and that the viability of the town centre could be improved by some appropriate housing growth but disagrees with the Councils approach. Related representations concerning reliance on RSS evidence lead to the conclusion that the total minimum housing requirement for the District is not sustainable.	Would require a change to the Policy
50/ 28	Cunnane Town Planning obo SSOB(T)	CP2	NS	N	E	Tadcaster compares unfavourably with Sherburn in Elmet in terms of job opportunities, public transport (with no train service) and current levels of commuting, and does not have the ability to accommodate similar levels of growth. Related representations concerning reliance on RSS evidence lead to the conclusion that the total minimum housing requirement for the District is not sustainable.	Would require a change to the Policy
50/ 29	Cunnane Town Planning obo SSOB(T)	CP2	NS	N	NP	Considers the Core Strategy should be based on a period of 15 years (ie written as it is intended to be adopted) rather than 16 years, in accordance with para 4.13 of PPS12.	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
52/ 2	Charlotte Blenkhorn  Indigo Planning Ltd on behalf of Connaught Consultancy Services	CP2	NS	N	NP	Sherburn has a good range of facilities, jobs, services and infrastructure should be afforded a greater level of housing growth in accordance with PPS3	Would require a change to the Policy
52/ 3	Charlotte Blenkhorn  Indigo Planning Ltd on behalf of Connaught Consultancy Services	CP2	NS	N	J	More housing should be provided in Sherburn where there are employment opportunities and to support further services and facilities. Evidence in the SHMA also indicates a strong demand for market and affordable housing in Sherburn	Would require a change to the Policy
52/ 4	Charlotte Blenkhorn  Indigo Planning Ltd on behalf of Connaught	CP2	NS	N	E	Given the scale of the Olympia Park site and the constraints additional timing is required to ensure annual provision rate can be met	Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Consultancy Services						
53/ 2	John Pearce Barton Willmore on behalf o Church Commissioner s	CP2	Y	N	J	Out of date population projections have been used to calculate the annual housing target	Would require a change to the Policy
38/ 17	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP2 (a)	NS	N	J	<p>Policy fails to address that the housing target is not a ceiling target. Consider that the policy should be more flexibly worded to accommodate a higher delivery – which is backed up by more recent evidence than that in RSS.</p> <p>Consider that background paper 9 has not used the most up to date evidence, and consider that DCLG household projections have been disregarded.</p> <p>Also consider that BP9 uses evidence in the SHMA relating to affordable housing, but not in terms of market housing.</p>	<p>Would require a change to the Policy</p> <p>Would require a change to the Policy</p> <p>Would require a change to the Policy</p>

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
38/ 18	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP2 (a)	NS	N	NP	Considers the proposed annual housing target is not based on the most up to date evidence and is contrary to PPS3 and PPS12.  Recent evidence suggests a higher target; therefore recommend that further work is carried out to establish a credible annual housing target.	Would require a change to the Policy
20/ 23	The Grimston Park Estate  (Carter Jonas)	CP2(A)		N	NP	Suggest removing the figures from CP2 (See 20/22 above) and monitoring the scale and distribution of housing development through the Annual Monitoring Report. Considers this would be more appropriate to the guidance in PPS3 and the emerging provisions in the decentralisation and Localism Bill regarding the use of monitoring tools.	Would require a change to the Policy
20/ 22	The Grimston Park Estate  (Carter Jonas)	CP2(A)		N	J	Consider the approach to distribution is quite prescriptive and lacks flexibility and does not account for the availability and viability of sites which may come forward through the SHLAA and the SADPD. Consequently the policy as drafted is unsound.  Should used only proportions	Would require a change to the Policy
20/ 51	The Grimston Park Estate  (Carter Jonas)	CP2(B)		NS		Suggest that CP2B be amended to indicate that the identification of such sites will require amendments to the Development Limits.	Would require a change to the Policy
20/ 25	The Grimston Park Estate  (Carter Jonas)	CP2(B)		Y		Note the changes involving the omission of the Strategic Site to the north-west of Selby and that the revised text of CP2(B) appears to reflect previous comments made the respondent regarding relying upon a mix of	For Noting Only

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						smaller sites.	
38/ 21	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP2 (part b – part)	NS	N	E	Object to the first sentence in part b, questioning the deliverability of 1000 on the strategic site.  Question the inconsistencies in estimates contained within the SHLAA and Background Paper 7.  Potential knock on effect on delivery District wide if the Strategic Site cannot deliver this volume.	Would require a change to the Policy
38/ 22	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP2 (part b – part)	NS	NS	--	Supports the part of the policy that promotes small scale sites within/adjacent to the boundary of Contiguous Urban Area of Selby.	For Noting Only
20/ 26	The Grimston Park Estate  (Carter Jonas)	CP2 (c)		N	J	Suggest that the words “more limited” are unnecessary and can be removed. For both Sherburn and Tadcaster it is appropriate to suggest that the options should be considered through the Site Allocations DPD.  Suggest that in both cases selection of options may require consideration of and localised amendments to the Green Belt boundary. Consider it is appropriate to that CP2(C) places a marker on this issue and creates a policy hook for the subsequent Site Allocations DPD to make reference to changes to the Development Limits, the Green Belt Limits and if necessary the definition of ‘Safeguarded Land’.for future development.  Suggest amending CP2(C) as follows:	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						"Options for meeting the housing requirement for Sherburn in Elmet and Tadcaster will be considered in a Site Allocations DPD; this will include phasing, along with a localised review of Green Belt boundaries and Development Limits. Provision will be made for safeguarded land, if necessary."	
20/ 27	The Grimston Park Estate  (Carter Jonas)	CP2(D)		NS		Consider that this be widened to cover the "Rest of the District" i.e. Designated Service Villages and Countryside/Secondary Villages , again making reference to the requirement to amend Development Limits.	Would require a change to the Policy
38/ 23	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP2 (part d)	NS	NS		Object and request that part d is reworded to read 'Allocations will be sought in and adjacent to the most sustainable villages (Designated Service Villages) where local need is established through a Strategic Housing Market Assessment and/or other appropriate assessments. Specific sites will be identified through a Site Allocations DPD.'	Would require a change to the Policy
38/ 19	Barton Willmore for Barratt Homes and David Wilson Homes Yorkshire East Division	CP2 (table)	NS	NS	--	To add clarity that housing numbers are a minimum request a title change of the last column from 'requirement from New Allocations' to 'Minimum requirement from New Allocations'.	Would require a change to the Policy
18/ 15	English Heritage	5.35	NS	N	J	Whilst welcoming the recognition of the need to safeguard the Selby Conservation Area and the town's skyline, considers the introductory sentence would benefit from some reconsideration.	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>At present, in the absence of any detailed proposals consider it not possible to state categorically that the development will contribute to the setting of Selby and enhance the Selby Conservation Area.</p> <p>It is clearly desirable that the development does result in the above outcomes. Consequently the first sentence of Paragraph 5.35 needs to be framed in terms of a required outcome from the scheme.</p> <p><b>“The development of this scheme will be expected to make a positive contribution to the setting of Selby and to protect and enhance those elements which contribute to the significance of the Selby Town Centre Conservation Area”</b></p>	
37/ 13	Environment Agency	5.36	NS	NS	--	Support the commitment to implementing the SFRA on the Olympia Park site. Disappointed there is no specific mention of opportunity to enhance Green Infrastructure through the development, e.g. adj riverside and railway.	Would require a change to the text
5/1	I Hinchey	CP2A	NS	N	J	Objects to residential development at Olympia Park, largely on noise and access grounds and because the democratic process has been undermined.	Would require a change to the Policy
5/2	I Hinchey	CP2 A	NS	N	E	The number of jobs associated with the scheme has been exaggerated and the cost of infrastructure such as sewerage treatment, drainage and building royalties to bridge the railway will be excessive.	Would require a change to the Policy
8/1	P Gascoigne	CP2A	NS	N	J	Objects to Olympia Park because there is no need for more housing which will increase commuting and local services cannot cope. Also does not wish to see the open aspect of Olympia Park site destroyed	Would require a change to the Policy



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
15/ 1	J Cook	CP2A	NS	N	J	There is no evidence that the plan and options for Sherburn in Elmet have been co-ordinated with adjoining authorities. No account has been taken of available brownfield land in Leeds and Castleford, rather than earmarking Greenfield land around Sherburn.	Would require a change to the Policy
18/ 16	English Heritage	CP2A Criterion (xii)	NS	Y		The riverside area, at the south-western end of this site, lies within the Selby Conservation Area. A development in this location could impact upon the views of Selby Abbey.	Would require a change to the Policy/text
37/ 14	Environment Agency	CP2A	NS	NS	--	Disappointed that more stringent requirements for the provision of GI on site not included – corridors already present.	Would require a change to the Policy/text
34/ 3	BOCM Pauls Ltd	CP2A (part)	NS	Y	--	Strong support for this approach and the early progression of the scheme, in advance of an allocations DPD.  Consider policy to be consistent with PPS12.	For Noting Only
38/ 26	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP2A – criterion iii	NS	N	E	Objects to criterion 3, and requests rewording to read ‘The Master Plan will be produced consultation with stakeholders and the local community prior to the submission of any applications for development to the Local Planning Authority.’  Public consultation should take place prior to the submission of an application, as allowing it after submission would not accord with national policy.	Would require a change to the Policy
38/ 27	Barton Willmore obo Barratt Homes and David	CP2A – criterion vi	NS	N	NP	Objects to criterion vi and recommends re-wording to read ‘ A sequential approach should be taken to residual flood risk and development vulnerability, in accordance with the requirements set out in the Council’s most up to date SFRA. Site specific FRA’s will be required to address	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Wilson Homes Yorkshire East Division					<p>relative flood levels vulnerabilities across the site.'</p> <p>This wording allows use of the most up to date flood risk data, rather than relying on the SFRA level 2, which will soon become outdated.</p> <p>Olympia Park needs a thorough viability assessment &amp; as it will be heavily relied upon to provide affordable housing, it is vital to support smaller sustainable sites in low flood risk areas, to ensure that delivery happens.</p> <p>Need clear justification of why the Core Strategy deviates away from PPS25 guidance to only allow development in higher flood risk areas when there are no reasonably available sites in lower flood risk areas. Potential sites in low flood risk areas have been discounted for reasons such as being within a 'strategic countryside gap'.</p>	
34/ 4	BOCM Pauls Ltd	CP2A (viii)	NS	N	E	<p>Suggested revised wording to recognise link between viability of scheme and level of affordable housing that can be delivered in phased development.</p> <p>'The development should provide up to 40% affordable housing over the lifetime of a scheme. Each residential phase of development will be expected to contribute towards affordable housing provision, the precise amount, type and tenure of each phase to be determined subject to scheme viability at application stage (for each phase of development) through an Affordable Housing Plan.'</p>	Would require a change to the Policy
34/ 5	BOCM Pauls Ltd	CP2A (xiv)	NS	N	J	<p>Consider this section to not be flexible nor founded on a reliable evidence base.</p>	Would require a change to the Policy
34/	BOCM Pauls	CP2A	NS	N	E	<p>The wording of this criterion should be more flexible to take into account</p>	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
6	Ltd	(xiv)				that viability will be a factor in the ability to derive a proportion of energy needs from a decentralised, de-centralised, renewable or low carbon source. Ask for the word 'majority' to be replaced with an alternative word to reflect concerns.	to the Policy
38/ 24	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP2A (text)	NS	N	E	<p>Question evidence of the viability and deliverability of Olympia Park Strategic Site in terms of flood risk mitigation and the whole area of delivery.</p> <p>Ask if the Delivery Framework Document, jointly prepared with the landowners, has been independently tested.</p> <p>In terms of strategic growth, consider that a number of strategic locations should be identified, to allow the flexibility to change course if unforeseen circumstances occur, and threaten deliverability of Olympia Park.</p> <p>Concern over the ability to deliver housing in the early plan period, and that the plan may be inflexible.</p>	Would require a change to the Policy
14/ 1	Highways Agency	CP2A (v)	NS	NS		Considers that the policy should clarify that the intention to minimise the impact of new development on the highway network should also apply to the Strategic Road Network. Any improvement required would be at developers' expense.	Would require a change to the Policy
14/ 2	Highways Agency	CP2A (xi)	NS	NS		<p>Request that the policy be amended to include reference to Travel Plans as follows:</p> <p>"Development should maximise opportunities for sustainable travel including reducing dependency on the car <b>through development of a Travel Plan and</b> by providing, suitable access to existing local facilities.'</p>	Minor Amendment
38/	Barton	CP2A -	NS	N	E	Objects, as the policy fails to set out housing delivery over the lifetime of	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
25	Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	General				the plan, and therefore cannot be monitored.  Question the lead-in and delivery time for such a large site and therefore consider that delivery in the early part of the plan could be compromised.	to the Policy
46/ 2	Matthew Naylor  Yorkshire Water	5.40 and 5.41	Y	Y		Supports the approach to phasing of new development	For Noting Only
41/ 45	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.41	Y	NS	-	We <u>object</u> to paragraph 5.41. Phase 2 sites will <u>not</u> prejudice the emerging Core Strategy. The Phase 2 sites were established in the Local Plan and none of them should be regarded as harmful if released prior to the Allocations DPD being established. The sites were phased in the Local Plan. They were allocated having regard to the sequential requirements of PPG3 and PPG13. The RSS remains part of the development plan. Table 2.2 'Delivering the Core Approach' over 15 – 20 years, in relation to housing to make best use of existing allocations.	Text
<b>CP3 Managing Housing Land Supply</b>							
41/ 46	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.43  Figure 9	Y	N	J	Figure 9 needs to insert target completions for years 2010/11, 2011/12, 2012/12 and 2013/14. We disagree with the forecast gradual improvement in trading conditions into the trajectory over the next five years as stated in paragraph 5.43. The paragraph implies the Council will seek to rely on market conditions to inform a lower requirement in the trajectory. This fails to have regard to the significant demand for housing in the SHMA.	Would require a change to the Would require a Minor Amendment Fig 9  Delete '5 yr forecast Completions' and

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
							integrate with Target Completions(2015 – 2026) to form one Target Completion category.
41/ 47	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.49	Y	NS	-	We <u>strongly object</u> to the reference at paragraph 5.49 to the interim approach of drawing on Phase 2 allocations that comply with the Core Strategy policies. All of the Phase 2 sites should be released now, in accordance with RSS Table 2.2.	Would require a change to the Policy
43/ 27	Dacres Commercial o.b.o. Hillam Consortium	CP3	Y	N	E	We <b>object to policy CP3</b> . The policy text refers to the aim to encourage the annual provision of housing “broadly in line with the housing trajectory”. The policy needs to clarify that the annual requirement will set the target, not the modified trajectory. In its current form CP3 is ineffective.	Would require a change to the Policy
52/ 5	Charlotte Blenkhorn  Indigo Planning Ltd on behalf of Connaught Consultancy Services	CP3	NS	N	J	Council should not rely on Phase 2 housing allocations in the SDLP. Other suitable, sustainable and deliverable sites could be overlooked.	Would require a change to the Policy
42/ 27	Dacres Commercial o.b.o.	CP3	Y	N	E	We <b>object to policy CP3</b> . The policy text refers to the aim to encourage the annual provision of housing “broadly in line with the housing trajectory”. The policy needs to clarify that the annual requirement will set	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	P Swales					the target, not the modified trajectory. In its current form Policy CP3 is ineffective.	
28/ 11	Hogg Builders (Nathaniel Lichfield)	CP3	Y	N	J	<p>Consider mechanism for meeting identified potential shortfalls in Policy CP3 is not clearly set out.</p> <p>Respondent suggests that the Phase 2 allocations are part of the committed land supply and therefore scope must be provided to allow sites which have not previously allocated to come forward.</p> <p>Policy CP3 should therefore include the provision that in the event of a 5 year housing land shortfall, the Council will support the submission of planning applications on unallocated sites that meet the objectives of the core Strategy and the Spatial Strategy. This change would result in a sound policy, which is effective in achieving its objectives.</p>	Would require a change to the Policy
28/ 10	Hogg Builders (Nathaniel Lichfield)	CP3	Y	N	E	Considers Policy CP3 is not effective in delivering a mechanism for meeting identified need potential housing shortfalls and the policy is not 'justified' through a robust and credible evidence base.	Would require a change to the Policy
38/ 28	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP3	NS	N	J	<p>Object to part B as it is unclear what work has been carried out relating to the release of Phase 2 Local Plan sites, to ensure that this is the most sustainable option, bringing sites forward on a clear and robust evidence base.</p> <p>Part C states that the Council will take remedial action where opportunities can be identified in response to a shortfall in housing provision – considered unclear how this will be tackled.</p>	Would require a change to the Policy
57/ 10	Land 4 New Build,	CP3		N	NP	The wording of Part B should be amended to ensure flexibility in the delivery of housing prior to the Adoption of the Site Allocations DPD to	Would require a change to Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	via agent: Clare Plant  DLP Consultants					enable sites other than Local Plan Phase II allocations to come forward and not prejudicial to the objectives of the Site Allocations DPD.  Delete the second paragraph of CP3 part B.	
16/ 12	Knight Frank obo M Dawson	CP3	NS	Y		Support the approach. The Council should consider a flexible phasing plan for site allocations as this could encourage development and thus reduce the chance of under supply. Such an approach would be justifiable given the current economic situation and result in a more effective framework for managing housing supply. Consider this would support the objectives of PPS12.	For Noting Only in CS. Phasing issue referred to SADPD
17/ 6	Smith Gore obo York Diocesan Board of Finance	CP3	Y	Y		Agree with Policy CP3 in principle.	For Noting Only
41/ 48	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP3	Y	N	E	We <b>object to policy CP3</b> . The policy text refers to the aim to encourage the annual provision of housing “broadly in line with the housing trajectory”. The policy needs to clarify that the annual requirement will set the target, not the modified trajectory. In its current form Policy CP3 is ineffective.	Would require a change to the Policy
20/ 28	The Grimston Park Estate  (Carter Jonas)	CP3(A)		NS		Consider for Provision A it would be appropriate for policy CP3(A) to make reference to the role of the Annual Monitoring Report, particularly in the light of the provisions of the Localism Bill. We would suggest that the Five Year Land Supply be applied in accordance with the distribution as	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						proposed in CP2(A).to ensure development comes forward broadly in line with the spatial strategy.	
43/ 28	Dacres Commercial o.b.o. Hillam Consortium	CP3 Part A	Y	NS	-	The trigger point referred to in CP3A needs further explanation. By how much would the delivery performance have to 'fall short' by to trigger the requirement for remedial action? This needs explaining.	Would require a change to the Policy/text
42/ 28	Dacres Commercial o.b.o. P Swales	CP3 Part A	Y	NS	-	The trigger point referred to in CP3A needs further explanation. By how much would the delivery performance have to 'fall short' by to trigger the requirement for remedial action? This needs explaining.	Would require a change to the Policy/text
41/ 49	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP3 Part A	Y	NS	-	The trigger point referred to in CP3A needs further explanation. By how much would the delivery performance have to 'fall short' by to trigger the requirement for remedial action? This needs explaining.	Would require a change to the Policy/text
41/ 50	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP3 Part B	Y	NS	-	Policy CP3B references a Supplementary Document for releasing Allocations. We question the need for such a document and advise such matters could be addressed via the Allocations DPD and AMR.	Would require a change to the Policy
20/ 29	The Grimston Park Estate (Carter Jonas)	CP3 (C)		NS		Consider that whilst there is a presumption in favour of recycling previously developed land, the target should not be viewed as a goal in its own right but as one measure in securing sustainable patterns of	For Noting Only



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						development.	
<b>CP4 Housing Mix</b>							
42/ 29	Dacres Commercial o.b.o. P Swales	5.63	Y	NS	-	Paragraph 5.63 refers to SHMA results, but fails to mention paragraph 5.21 of SHMA which indicates that there is an overall annual requirement for 1,119 dwellings of which 710 (63.4%) is for market housing and 409 (36.6%) is for affordable housing.	Would require a change to the text
43/ 29	Dacres Commercial o.b.o. Hillam Consortium	5.63	Y	NS	-	Paragraph 5.63 refers to SHMA results, but fails to mention paragraph 5.21 of SHMA which indicates that there is an overall annual requirement for 1,119 dwellings of which 710 (63.4%) is for market housing and 409 (36.6%) is for affordable housing.	Would require a change to the text
41/ 51	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.63	Y	NS	-	Paragraph 5.63 refers to SHMA results, but fails to mention paragraph 5.21 of SHMA which indicates that there is an overall annual requirement for 1,119 dwellings of which 710 (63.4%) is for market housing and 409 (36.6%) is for affordable housing.	Would require a change to the text
42/ 30	Dacres Commercial o.b.o. P Swales	5.64	Y	NS	-	We welcome reference in paragraph 5.64 to all areas requiring more family housing in 2, 3, and 4 bed houses. This is re-iterated in paragraph 5.69. However, it fails to reflect the full requirement of the SHMA which also requires a proportion of smaller dwellings, particularly in the affordable housing category (SHMA para 5.25 and 5.26).	Minor Amendment
43/ 30	Dacres Commercial o.b.o. Hillam	5.64	Y	NS	-	We welcome reference in paragraph 5.64 to all areas requiring more family housing in 2, 3, and 4 bed houses. This is re-iterated in paragraph 5.69. However, it fails to reflect the full requirement of the SHMA which	Minor Amendment

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Consortium					also requires a proportion of smaller dwellings, particularly in the affordable housing category (SHMA para 5.25 and 5.26).	
41/ 52	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.64	Y	NS	-	We welcome reference in paragraph 5.64 to all areas requiring more family housing in 2, 3, and 4 bed houses. This is re-iterated in paragraph 5.69. However, it fails to reflect the full requirement of the SHMA which also requires a proportion of smaller dwellings, particularly in the affordable housing category (SHMA para 5.25 and 5.26).	Minor Amendment
42/ 31	Dacres Commercial o.b.o. P Swales	5.67	Y	NS	-	Paragraph 5.67 refers to “additional evidence from responses to consultation on the Draft Core Strategy” which highlight the need for a good mix and balance of all types of housing. This specific “additional evidence” should be properly referenced. We are concerned at the cost implications relating to the specific design of new homes to accommodate disability needs and visitors and carers. Reference to cost should be made in this regard.	Minor Amendment
43/ 31	Dacres Commercial o.b.o. Hillam Consortium	5.67	Y	NS	-	Paragraph 5.67 refers to “additional evidence from responses to consultation on the Draft Core Strategy” which highlight the need for a good mix and balance of all types of housing. This specific “additional evidence” should be properly referenced. We are concerned at the cost implications relating to the specific design of new homes to accommodate disability needs and visitors and carers. Reference to cost should be made in this regard.	Minor Amendment
41/ 53	Dacres Commercial o.b.o. Redrow Homes &	5.67	Y	NS	-	Paragraph 5.67 refers to “additional evidence from responses to consultation on the Draft Core Strategy” which highlight the need for a good mix and balance of all types of housing. This specific “additional evidence” should be properly referenced. We are concerned at the cost	Minor Amendment

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Persimmon Homes					implications relating to the specific design of new homes to accommodate disability needs and visitors and carers. Reference to cost should be made in this regard.	
20/ 30	The Grimston Park Estate (Carter Jonas)	CP4		Y		Consider approach to be sound. In broad terms the policy justification recognises the need for family homes and bungalows rather than flats. This suggests the Council will need to take into account the need for lower density schemes and consequently how much land should be identified through the Site Allocations DPD.	For Noting Only
16/ 13	Knight Frank obo M Dawson	CP4	NS	Y		Considers this policy has been appropriately worded and provides a flexible framework for developers to contribute to housing need without being unnecessarily prescriptive. The policy is justifiable and effective and therefore considered to be sound.	For Noting Only
17/ 7	Smith Gore obo York Diocesan Board of Finance	CP4	Y	NS		Supports Policy CP4 which allows the type and size of new housing to be negotiated on a site-by-site basis.	For Noting Only
34/ 7	BOCM Pauls Ltd	CP4	NS	N	E	Object to the wording on housing mix, relating to the need to base dwelling type and size on the most recent SHMA etc.  Risk of evidence base becoming outdated, and unrepresentative of market conditions.  Policy should be sufficiently flexible to reflect changing circumstances during the plan period.	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
<b>CP5 Providing Affordable Housing</b>							
42/ 34	Dacres Commercial o.b.o. P Swales	5.73	Y	N	J	Paragraph 5.73 should be expanded to explain that the SHMA conclusion that the annual affordable requirement is 409 dwellings, equates to 36.6% of total housing requirement.	Would require a change to the text
43/ 34	Dacres Commercial o.b.o. Hillam Consortium	5.73	Y	NS	-	Paragraph 5.73 should be expanded to explain that the SHMA conclusion that the annual affordable requirement is 409 dwellings, equates to 36.6% of total housing requirement.	Would require a change to the text
41/ 56	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.73	Y	NS	-	Paragraph 5.73 should be expanded to explain that the SHMA conclusion that the annual affordable requirement is 409 dwellings, equates to 36.6% of total housing requirement.	Would require a change to the text
42/ 35	Dacres Commercial o.b.o. P Swales	5.77 – 5.79	Y	NS	-	Paragraphs 5.77 – 5.79 refer to the viability of affordable housing provision and the variations in viability in different parts of the District. Clearly the Economic Viability Study revealed such findings, yet it does not appear to have been considered in Policy CP5. Why set a target for the District more applicable to the rural areas when the Economic Viability Study highlights the variations between the rural areas in the north and north-western parts and the south-east part of the District. There is a clear steer in Table D4 of the SHMA (page 140) as to how both Selby and Sherburn rank 1 and 2 in terms of affordability yet the blanket 40% requirement has no regard to	Would require a change to text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>differing levels of affordability across market areas. Attaching a 40% requirement to Selby and Sherburn will harm the delivery of housing in these key sustainable locations.</p> <p>If 409 affordable dwellings per year equates to 36.6% of the total housing requirement, as established by the SHMA, the overall target house building rate of 440 dwellings per annum is too low and should be increased to allow any chance of 409 affordable units a year being delivered. We have commented upon the Affordable Housing SPD separately, it lacks the necessary flexibility required to deliver higher amounts of affordable housing.</p>	
43/ 35	Dacres Commercial o.b.o. Hillam Consortium	5.77 – 5.79	Y	NS	-	<p>Paragraphs 5.77 – 5.79 refer to the viability of affordable housing provision and the variations in viability in different parts of the District. Clearly the Economic Viability Study revealed such findings, yet it does not appear to have been considered in Policy CP5. Why set a target for the District more applicable to the rural areas when the Economic Viability Study highlights the variations between the rural areas in the north and north-western parts and the south-east part of the District. There is a clear steer in Table D4 of the SHMA (page 140) as to how both Selby and Sherburn rank 1 and 2 in terms of affordability yet the blanket 40% requirement has no regard to differing levels of affordability across market areas. Attaching a 40% requirement to Selby and Sherburn will harm the delivery of housing in these key sustainable locations.</p> <p>If 409 affordable dwellings per year equates to 36.6% of the total housing requirement, as established by the SHMA, the overall target house building rate of 440 dwellings per annum is too low and should be increased to allow any chance of 409 affordable units a year being delivered. We have commented upon the Affordable Housing SPD</p>	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
						separately, it lacks the necessary flexibility required to deliver higher amounts of affordable housing.	
41/ 57	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.77 – 5.79	Y	NS	-	<p>Paragraphs 5.77 – 5.79 refer to the viability of affordable housing provision and the variations in viability in different parts of the District. Clearly the Economic Viability Study revealed such findings, yet it does not appear to have been considered in Policy CP5. Why set a target for the District more applicable to the rural areas when the Economic Viability Study highlights the variations between the rural areas in the north and north-western parts and the south-east part of the District. There is a clear steer in Table D4 of the SHMA (page 140) as to how both Selby and Sherburn rank 1 and 2 in terms of affordability yet the blanket 40% requirement has no regard to differing levels of affordability across market areas. Attaching a 40% requirement to Selby and Sherburn will harm the delivery of housing in these key sustainable locations.</p> <p>If 409 affordable dwellings per year equates to 36.6% of the total housing requirement, as established by the SHMA, the overall target house building rate of 440 dwellings per annum is too low and should be increased to allow any chance of 409 affordable units a year being delivered. We have commented upon the Affordable Housing SPD separately, it lacks the necessary flexibility required to deliver higher amounts of affordable housing.</p>	Would require a change to text
42/ 36	Dacres Commercial o.b.o. P Swales	5.86	Y	NS	-	We do not consider the Council have taken a pragmatic approach to affordable housing provision as suggested in paragraph 5.86. 40% is not a pragmatic approach. A 40% requirement may have been found to be viable in exceptionally high market conditions, but those market conditions do not exist now. The 40% proposal flies in the face of common sense and the Council's own evidence base.	Would require a change in text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? Soundness	Test of Soundness	Issues Raised	Implications
43/ 36	Dacres Commercial o.b.o. Hillam Consortium	5.86	Y	NS	-	We do not consider the Council have taken a pragmatic approach to affordable housing provision as suggested in paragraph 5.86. 40% is not a pragmatic approach. A 40% requirement may have been found to be viable in exceptionally high market conditions, but those market conditions do not exist now. The 40% proposal flies in the face of common sense and the Council's own evidence base.	Would require a change in text
41/ 58	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.86	Y	NS	-	We do not consider the Council have taken a pragmatic approach to affordable housing provision as suggested in paragraph 5.86. 40% is not a pragmatic approach. A 40% requirement may have been found to be viable in exceptionally high market conditions, but those market conditions do not exist now. The 40% proposal flies in the face of common sense and the Council's own evidence base.	Would require a change in text
42/ 37	Dacres Commercial o.b.o. P Swales	5.90	Y	NS	-	Paragraph 5.90 should be re-worded to state: "In exceptional circumstances commuted sums may be acceptable on sites of 10 dwellings or more where there are clear benefits in relocating <u>all or part of</u> the affordable dwellings."	Minor amendment
43/ 37	Dacres Commercial o.b.o. Hillam Consortium	5.90	Y	NS	-	Paragraph 5.90 should be re-worded to state: "In exceptional circumstances commuted sums may be acceptable on sites of 10 dwellings or more where there are clear benefits in relocating <u>all or part of</u> the affordable dwellings."	Minor amendment
41/ 59	Dacres Commercial o.b.o. Redrow Homes & Persimmon	5.90	Y	NS	-	Paragraph 5.90 should be re-worded to state: "In exceptional circumstances commuted sums may be acceptable on sites of 10 dwellings or more where there are clear benefits in relocating <u>all or part of</u> the affordable dwellings."	Minor amendment

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
	Homes						
41/ 60	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.93	Y	N	J	<p>There is no evidence to show how a 40/60% affordable/general market housing ratio within overall housing developer would be achieved (Policy CP5 A). There is no RSL Council Housing delivery trajectory to support the Core Strategy.</p> <p>As well as objecting to the maximum 40% affordable housing we object to the proposed tenure split of 40% intermediate housing and 60% social renting (paragraph 5.93). This does not provide for mixed and balanced developments and a mix of 50:50 would be more appropriate. The suggested 40:60 split in this paragraph is not consistent with the wording in Policy CP5 D, which states that the tenure split will be based on the Council's latest evidence on local need. There is a significant under-representation of intermediate tenure types in the District as informed by the SHMA. Figure 4.1 of the SHMA informs less than 1% of stock is intermediate. While there exists a preference towards Social Rented affordable property, Table D18 and paragraph D.56 (SHMA page 154) demonstrates 52.1% of those can take an equity stake in intermediate tenure. When combined, these two key pieces of the evidence base inform a <b>tenure split of 50:50 would be appropriate.</b></p>	Would require a change to the text
43/ 38	Dacres Commercial o.b.o. Hillam Consortium	5.93	Y	N	J	<p>There is no evidence to show how a 40/60% affordable/general market housing ratio within overall housing developer would be achieved (Policy CP5 A). There is no RSL Council Housing delivery trajectory to support the Core Strategy</p> <p>As well as objecting to the maximum 40% affordable housing we object to the proposed tenure split of 40% intermediate housing and 60% social renting (paragraph 5.93). This does not provide for mixed and balanced</p>	Would require a change to the text



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
						developments and a mix of 50:50 would be more appropriate. The suggested 40:60 split in this paragraph is not consistent with the wording in Policy CP5 D, which states that the tenure split will be based on the Council's latest evidence on local need. There is a significant under-representation of intermediate tenure types in the District as informed by the SHMA. Figure 4.1 of the SHMA informs less than 1% of stock is intermediate. While there exists a preference towards Social Rented affordable property, Table D18 and paragraph D.56 (SHMA page 154) demonstrates 52.1% of those can take an equity stake in intermediate tenure. When combined, these two key pieces of the evidence base inform a <b>tenure split of 50:50 would be appropriate.</b>	
42/ 38	Dacres Commercial o.b.o.  P Swales	5.93	Y	N	J	As well as objecting to the maximum 40% affordable housing we object to the proposed tenure split of 40% intermediate housing and 60% social renting (paragraph 5.93). This does not provide for mixed and balanced developments and a mix of 50:50 would be more appropriate. The suggested 40:60 split in this paragraph is not consistent with the wording in Policy CP5 D, which states that the tenure split will be based on the Council's latest evidence on local need. There is a significant under-representation of intermediate tenure types in the District as informed by the SHMA. Figure 4.1 of the SHMA informs less than 1% of stock is intermediate. While there exists a preference towards Social Rented affordable property, Table D18 and paragraph D.56 (SHMA page 154) demonstrates 52.1% of those can take an equity stake in intermediate tenure. When combined, these two key pieces of the evidence base inform a <b>tenure split of 50:50 would be appropriate.</b>	Would require a change to the text
42/ 39	Dacres Commercial	5.94	Y	NS	-	There is no evidence to show how a 40/60% affordable/general market housing ratio within overall housing developer would be achieved (Policy	Would require a change to the Would require a

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
	o.b.o. P Swales					CP5 A). There is no RSL Council Housing delivery trajectory to support the Core Strategy.  The last sentence of paragraph 5.94 should be changed to – “Reductions <b>will</b> be negotiated when developers demonstrate these target requirements are not viable”.	change to the text.  Minor amendment
41/ 61	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.94	Y	NS	-	The last sentence of paragraph 5.94 should be changed to – “Reductions <b>will</b> be negotiated when developers demonstrate these target requirements are not viable.”	Minor amendment
43/ 39	Dacres Commercial o.b.o. Hillam Consortium	5.94	Y	NS	-	The last sentence of paragraph 5.94 should be changed to – “Reductions <b>will</b> be negotiated when developers demonstrate these target requirements are not viable”.	Minor amendment
21/ 1	Brayshaw Properties	CP5	NS	NS		In view of the weak housing market I would advocate that due consideration should be given to adopting a policy on self-build housing which is a form of affordable housing acting between commercial and the housing association.	Would require a change to the Policy
20/ 31	Carter Jonas o.b.o. The Grimston Park Estate	CP5	N	N	J	Policy must be founded on a robust and credible evidence base. Consider there is no sound justification for affordable housing percentage, which for implementation purposes will inevitably be regarded as a target	Would require a change to the policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
						The respondents criticise the assumptions in the EVA at the height of the market in Q1 2007 which they consider are not realistic. Therefore do not consider that in good market conditions a proportion of 40% affordable housing is justified because it is unlikely to be achievable for the majority of sites in the lifetime of the document.	
20/ 32	Carter Jonas o.b.o. The Grimston Park Estate	CP5	N	N	E	<p>Fundamentally consider that the Council should be looking to increase the housing provision to meet its long term affordable housing needs as 409 affordable dwellings per annum cannot viably be delivered from an overall market delivery of 440 dwellings per annum.</p> <p>Paragraph 29 of PPS3 makes it clear that Local Planning Authorities need to take into consideration economic viability when setting a target for affordable housing. the policy must be deliverable and not merely aspirational.</p> <p>Consider the approach is not effective as it provides uncertainty for a developer to know exactly how much affordable housing will be sought and make difficulties in land acquisition. In addition, the implications of this approach is the vast majority of schemes will require viability assessments to be carried out which would be unreasonably onerous and will significantly slow down the planning process.</p> <p>Consider the Policy should set out individual targets for each of the 3 major towns and remaining sub-areas. They consider it is critical that the level of provision sought should be realistic for the majority of the lifetime of the plan.</p>	Would require a change to the policy
20/ 33	Carter Jonas obo The	CP5	N	N	NP	Fundamentally consider that the Council should be looking to increase the housing provision to meet its long term affordable housing needs as 409	Would require a change to the Policy.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Grimston Park Estate					<p>affordable dwellings per annum cannot viably be delivered from an overall market delivery of 440 dwellings per annum.</p> <p>Paragraph 29 of PPS3 makes it clear that Local Planning Authorities need to take into consideration economic viability when setting a target for affordable housing. The policy must be deliverable and not merely aspirational.</p> <p>Consider the approach is not effective as it provides uncertainty for a developer to know exactly how much affordable housing will be sought and make difficulties in land acquisition. In addition, the implications of this approach is the vast majority of schemes will require viability assessments to be carried out which would be unreasonably onerous and will significantly slow down the planning process.</p> <p>Consider the Policy should set out individual targets for each of the 3 major towns and remaining sub-areas. They consider it is critical that the level of provision sought should be realistic for the majority of the lifetime of the plan.</p>	
17/8	Smith Gore obo York Diocesan Board of Finance	CP5	Y	N	E	<p>Consider the threshold of ten units is too low for providing affordable housing. Respondent questions the economic viability of schemes when this threshold is applied. The Council's main priority should unequivocally be to ensure that inflexible contributions do not lead to a scheme becoming unviable.</p> <p>The policy should be sufficiently flexible to allow the developer to seek a lower proportion in the interests of viability.</p> <p>Council should accept off site provision of affordable housing where appropriate.</p>	Would require a change to the policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
43/ 32	Dacres Commercial o.b.o. Hillam Consortium	CP5	Y	N	E	We strongly object to the 40% maximum affordable housing provision. While we do not question that a need for affordable housing exists, the policy as proposed is unworkable in the short and medium term and possibly so even in the long term.	Would require a change to the policy
43/ 33	Dacres Commercial o.b.o. Hillam Consortium	CP5	Y	N	J	Our main objection to the Council's approach to adopting an aspirational target is that it arises from a combination of events outlined under the sub-heading of 'height of the market' in the DTZ report (Scenario 5, pg 37) which can never be repeated. As such, adopting a 40% policy based upon; reducing build costs by £10 psf, building to no higher than Code Level 3 in the long term, increasing sales values by 20%, doubling delivery rates while restricting the build target to 440 dwellings p.a., and fixing S106 at baseline conditions of £2,000 per unit while having no regard to CIL – these are single events that for a variety of cost and regulatory reasons will never in combination be repeated. As such, the 40% target is a <b>flawed</b> assumption, it is <b>unjustified and therefore <u>unsound</u></b> .	Would require a change to the policy
36/ 5	Mr & Mrs D Stephenson	CP5	Y	N	E	Object to the prescriptive approach to level and tenure mix of affordable housing on sites, which does not recognise the need to permit a degree of flexibility as local needs can change over time. Recommend a change to reflect this.  Supportive of requirements that are now included as matters for negotiation at planning application time.	Would require a change to the policy
41/ 54	Dacres Commercial o.b.o. Redrow Homes & Persimmon	CP5	Y	N	E	We strongly object to the 40% maximum affordable housing provision. While we do not question that a need for affordable housing exists, the policy as proposed is unworkable in the short and medium term and possibly so even in the long term.	Would require a change to the policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
	Homes						
41/ 55	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP5	Y	N	J	Our main objection to the Council's approach to adopting an aspirational target is that it arises from a combination of events outlined under the sub-heading of 'height of the market' in the DTZ report (Scenario 5, pg 37) which can never be repeated. As such, adopting a 40% policy based upon: reducing build costs by £10 psf; building to no higher than Code Level 3 in the long term; increasing sales values by 20%; doubling delivery rates while restricting the build target to 440 dwellings p.a.; and fixing S106 at baseline conditions of £2,000 per unit while having no regard to CIL – these are single events that for a variety of cost and regulatory reasons will never in combination be repeated. As such, the 40% target is a <b>flawed</b> assumption, it is <b>unjustified and therefore <u>unsound</u></b> .	Would require a change to the policy
34/ 8	BOCM Pauls Ltd	CP5	NS	Y	--	Generally supportive – as policy now has regard to requirements that will be matters to negotiate at the time of a planning permission.	For noting only
35/ 5	Mrs J Langhorn	CP5	Y	N	E	Object to the prescriptive approach to level and tenure mix of affordable housing on sites, which does not recognise the need to permit a degree of flexibility as local needs can change over time. Recommend a change to reflect this.  Supportive of requirements that are now included as matters for negotiation at planning application time.	Would require a change to the policy
42/ 32	Dacres Commercial o.b.o. P Swales	CP5	Y	N	E	We strongly object to the 40% maximum affordable housing provision. While we do not question that a need for affordable housing exists, the policy as proposed is unworkable in the short and medium term and possibly so even in the long term.	Would require a change to the policy
42/	Dacres	CP5	Y	N	J	Our main objection to the Council's approach to adopting an aspirational	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
33	Commercial o.b.o. P Swales					target is that it arises from a combination of events outlined under the sub-heading of 'height of the market' in the DTZ report (Scenario 5, pg 37) which can never be repeated. As such, adopting a 40% policy based upon: reducing build costs by £10 psf; building to no higher than Code Level 3 in the long term; increasing sales values by 20%; doubling delivery rates while restricting the build target to 440 dwellings p.a.; and fixing S106 at baseline conditions of £2,000 per unit while having no regard to CIL – these are single events that for a variety of cost and regulatory reasons will never in combination be repeated. As such, the 40% target is a <b>flawed</b> assumption, it is <b>unjustified and therefore unsound</b> .	to the policy
38/ 30	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP5	NS	N	J	<p>Part B seeks affordable housing provision up to 40% - support flexibility; consider the upper target range to be excessive and unviable.</p> <p>Object to the trigger for affordable housing in part B being 10 dwellings. Lack of evidence that reducing from the national indicative figure of 15 units will be viable – contrary to PPS3.</p> <p>Last para refers to the need to negotiate, which will require all applications to have a viability assessment. Contrary to case law.</p> <p>The Council's requirement for an EVA is not based on clear evidence and has not been rigorously tested.</p>	Would require a change to the policy
38/ 31	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP5	NS	N	E	<p>Part A sets out the target to achieve 40/60% split of affordable/general market housing ratio in housing delivery. Doubts over this being achievable in the lifetime of the Core Strategy.</p> <p>Doubts over the 2009 Economic Viability Appraisal and therefore this policy.</p> <p>Recommend that the Council adopt a sliding scale similar to that used by</p>	Would require a change to the policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
						the City of York Council, in terms of principle and approach, but not the details within the matrix	
38/ 29	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP5 - text	NS	NS	--	Object to the findings of the 2009 Strategic Housing Market Assessment (SHMA) in terms of the financial viability of providing affordable home in a similar specification to market housing.  Object to the upper target of 40% affordable homes in para 5.87.  Para 5.94 addresses negotiation with developers on affordable housing provision – recommend this should only take place in exceptional circumstances.	Would require a change to the policy and the text
16/ 14	Knight Frank obo M Dawson	CP5	NS	N	E	Considers this policy is unreasonably rigid in its approach. Considers 40% affordable provision is unrealistic in the current economic climate and this should be recognised as it could potentially stifle future development. The references to 'negotiation' should be strengthened. By adding flexibility to the wording of Policy CP5 more affordable housing may be delivered and the policy would be more effective.	Will require a change to the policy
57/ 11	DLP Consultants o.b.o. Land 4	CP5		N	J	40% affordability is not based on evidence presented – it simply repeats RSS figure. SHMA clearly suggests 37% of total provision. There is internal conflict with CSP2 in the Core Strategy.	Would require a change to the policy



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	New Build					<p>Viability shows that few sites are capable of achieving 40%, and even in the boom only 80% of sites could achieve this figure.</p> <p>Part B of CP5 suggests a maximum of 40% affordable housing, which is mathematically incorrect to suggest such a policy could result in 40-60 split in part A of the policy – internally inconsistent and hence unsound.</p> <p>Proposed change to CP5:</p> <p><i>A The Council will seek to achieve <b>20/80%</b> <del>40/60%</del> affordable/general market housing rate within overall housing delivery to 2026.</i></p> <p><i>B In pursuit of this aim the Council will negotiate for on-site provision of affordable housing up to a maximum of <b>20%</b> <del>40%</del> of total new dwellings on all market housing sites at or above the threshold of 10 dwellings (or sites of 0.3ha or more). <b>As this level has been set to reflect the viability of sites as at 2010 it will be reviewed by further Supplementary Planning Guidance as a result of changes to the housing market through out the plan period. These SPDs will be subject to further public consultation prior to being adopted.</b></i></p> <p><i>Commuted sums will not normally be accepted on these sites unless there are clear benefits to the community/or delivering a balanced housing market in relocating all or part of the affordable housing contribution...”</i></p>	
28/ 12	Nathaniel Lichfield o.b.o. Hogg Builders	CP5 Part C	Y	N	J	<p>Consider the requirement for sites below the threshold to pay a commuted sum is unsound and not justified for the following reason;</p> <p>It is not founded on a robust and credible evidence base involving research and fact finding ad it is therefore not 'justified' in accordance wit the requirements of PPS12</p>	Would require a change to the policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
						Policy CP5 part(c) should be deleted entirely.	
28/ 13	Nathaniel Lichfield o.b.o. Hogg Builders	CP5 Part C	Y	N	NP	Consider the requirement for sites below the threshold to pay a commuted sum is unsound and not justified for the following reason:  It conflicts with national guidance contained PPS3 (paragraph 30) which requires that affordable housing targets should be viable and practical and based on evidence.  Policy CP5part(c) should be deleted entirely.	Would require a change to the policy
<b>CP6 Rural Exception Sites</b>							
17/ 9	Smith Gore obo York Diocesan	CP6	Y	NS		Considers there is currently very little incentive for landowners to release their land for such sites. The council could consider allowing a degree of open market housing as part of such schemes to provide a level of financial viability.	For noting only.
18/ 17	English Heritage	CP6 Criterion (iii)	NS	Y		Support the requirements that any sites developed under the provisions of this Policy should be sympathetic to the form and character of the village and its landscape setting.	For noting only.
23/ 16	J Perry	CP6	N			Not legally compliant as it does not define what small scale “rural affordable housing” is.  The policy is also not legally compliant as it also conflicts with the Affordable Housing SPD (DEC 2010) which states that the Rural Housing Exceptions Policy applies only to Secondary Villages.	Would require change to the text and Policy
20/ 34	Carter Jonas obo The Grimston Park	CP6	N	N	J	Opposed to the principles of this policy and consider it unsound.  Consider there is no place for such a policy and that the Council should	For noting.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
	Estate					<p>seek to identify appropriate sites within smaller settlements capable of accommodating both market and affordable housing to ensure that a balanced housing provision is maintained.</p> <p>Our view is that the inclusion of an element of market housing in such schemes would ensure that more affordable housing is provided as it can provide some cross subsidy and will contribute to the sustainable community agenda by promoting a mix of tenures in new housing development. On this basis sites are more likely to come forward.</p>	
43/ 40	Dacres Commercial o.b.o. Hillam Consortium	CP6	Y	NS	-	We object to the inclusion of a rural housing exception sites policy within the Core Strategy. Selby District is not rural enough to warrant such a policy. The majority of settlements within the district are below 3,000 population, but are not all rural in nature. The policy would therefore apply to most settlements in the district and is therefore meaningless. We recommend the Allocations DPD address this matter via small allocations in lower order settlements.	Would require deletion of policy.
50/ 30	Cunnane Town Planning obo SSOB(T)	CP6	NS	N	J	Supports the principle of rural housing exceptions sites, but concerned about the policies clarity because no indication is given as to why the policy applies to settlements of less than 3,000 population or from what source the population figures will be measured against through the Plan period. Suggests identifying a list of rural villages based on a sound assessment.	Would require a change to the Policy.
50/ 31	Cunnane Town Planning obo SSOB(T)	CP6	NS	N	E	Supports the principle of rural housing exceptions sites, but concerned about the policies clarity because no indication is given as to why the policy applies to settlements of less than 3,000 population or from what source the population figures will be measured against through the Plan period. Suggests identifying a list of rural villages based on a sound	Would require change to text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound? ?	Test of Soundness	Issues Raised	Implications
						assessment.	
41/ 75	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP6	Y	NS	-	We object to the inclusion of a rural housing exception sites policy within the Core Strategy. Selby District is not rural enough to warrant such a policy. The majority of settlements within the district are below 3,000 population, but are not all rural in nature. The policy would therefore apply to most settlements in the district and is therefore meaningless. We recommend the Allocations DPD address this matter via small allocations in lower order settlements.	Would require deletion of policy.
42/ 40	Dacres Commercial o.b.o. P Swales	CP6	Y	NS	-	We object to the inclusion of a rural housing exception sites policy within the Core Strategy. Selby District is not rural enough to warrant such a policy. The majority of settlements within the district are below 3,000 population, but are not all rural in nature. The policy would therefore apply to most settlements in the district and is therefore meaningless. We recommend the Allocations DPD address this matter via small allocations in lower order settlements.	Would require deletion of policy.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
<b>CP7 The Travelling Community</b>							
37/ 8	Environment Agency	CP7	NS	NS	--	Satisfied to see sequential test so clearly described, but would be very surprised to see any proposals for sites in Flood Zone 2 which pass the sequential test, given the number of potential sites for allocation.	For noting only
44/ 1	Jennifer Hubbard	CP7		N	J	The criteria for selecting sites for the travelling community are too detailed. Location within green belt should not be a primary constraint as the preference of travellers is for sites in the west of the District.  Flood risk information is not sufficiently detailed in rural areas so a more general criterion (vi) is required.	Would require a change to the Policy
44/ 2	Jennifer Hubbard	CP7		N	E	The criteria for selecting sites for the travelling community are too detailed. Location within green belt should not be a primary constraint as the preference of travellers is for sites in the west of the District.  Flood risk information is not sufficiently detailed in rural areas so a more general criterion(vi) is required	Would require a change to the Policy
18/ 18	English Heritage	CP7 i.	NS	N	J	Whilst we endorse the need to safeguard the district's Historic Parks and Gardens and its areas of archaeological importance, it is unclear why these are the only two elements of the historic environment where gypsy and traveller pitches are considered inappropriate.  It would be preferable to use a generic term which encompasses all heritage assets (as has been done for the natural environment).  Suggest Policy CP7 Criterion (i) be amended to read:  <b>" ..... a locally important landscape area, and the site will not harm a site of acknowledged nature conservation or historic importance or</b>	Would require a change to the Policy

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<b>an important wildlife site.”</b>	
27/ 1	Traveller Law and Reform Project	CP7 5.105	NS	N	J	<p>Consider the overall evidence is insufficient to use pitch vacancies as a source of supply. Therefore reliance on a 10 pitch provision cannot be assumed to meet the needs either current or into the future. The Core Strategy must therefore be unsound because it is not justified by the evidence or effective in meeting needs.</p> <p>Suggest that Para 5.105 should reflect the most up to date evidence base. Clearly the GTAA has identified a need for 33 pitches to 2015 and the paragraph should state this.</p>	Would require a change to the text.
27/ 2	Traveller Law and Reform Project	CP7	NS	N	NP	<p>Concerned that some of the criteria used do not reflect current guidance in circular 1/2006.</p> <p>The requirement that sites should be located in or close to a settlement is more restrictive than current national policy. Suggest a change to the second sentence to read:</p> <p><i>“New pitches/sites, should be located in or within reasonable distance from a settlement containing a primary school, shops and other local services, or constitute and extension to an existing permitted site.”</i></p> <p>Criteria 1 goes beyond current guidance in that in some exceptional areas there may be no other recourse than to accommodate sites in the Green Belt. It does not reflect current guidance and should be deleted.</p> <p>Similarly presumption against local sites in locally important landscape areas is contrary to national guidance 1/2006 which states that such designations should not be used in themselves to refuse permission.</p>	Would require a change to the Policy.
27/	Traveller Law	CP7	NS	N	J	Criteria iv) in our view will open the door to NIMBY objections. Any	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
3	and Reform Project					development can be held to have significant adverse affects on amenity. As with all planning issues there is a balance to be struck between utility and harm. This criterion is likely not to be effective in allowing sites to be developed on amenity grounds.  Suggest amended to read as follows:  “iv. The pitch/site is well screened, or where necessary is capable of being screened, and would not have an unacceptably adverse effect on local amenity and the character and appearance of the surrounding area.”	to the Policy.
58/ 1	Brian Bartle	CP7 (vi)		N	J	Consideration of sites for the travelling community seeks to restrict use of Flood Zone 3 sites in view of the sensitivity of caravans, yet in other considered areas in the document for regular houses there is suggestion that houses be built with bedrooms down stairs. Surely caravans can be towed out of danger but houses can't.  Rewrite the chapter on housing in flood zone areas to exclude these from consideration.	Would require a change to the Policies and would require changes to the text
<b>CP8 Access to Services, Community Facilities and Infrastructure</b>							
38/ 33	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	Map 7	NS	NS	--	Object to the map, as it does not appear to have a clear meaning, to how it relates to any of the policies.	Would require a change to the map
38/	Barton	5.121	NS	NS	--	Consider that there is no reason to not proceed with a CIL proposal.	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
32	Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division					Government are seeking LPAs to volunteer as pilots to assist in bringing CIL forward.	to the text.
42/ 41	Dacres Commercial o.b.o. P Swales	5.126	Y	N	NP	Paragraph 5.126 lists the types of infrastructure likely to be included in the Infrastructure Delivery Plan. We object to a number of items on this list, as they do not appear in the CIL Regulations (November 2010). The CIL Regulations states that Infrastructure includes: roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces.  The list at paragraph 5.126 should be amended in line with the CIL Regulations.	Would require a change to the text
43/ 41	Dacres Commercial o.b.o. Hillam Consortium	5.126	Y	N	NP	Paragraph 5.126 lists the types of infrastructure likely to be included in the Infrastructure Delivery Plan. We object to a number of items on this list, as they do not appear in the CIL Regulations (November 2010).  The list at paragraph 5.126 should be amended in line with the CIL Regulations.	Would require a change to the text
41/ 62	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	5.126	Y	N	NP	Paragraph 5.126 lists the types of infrastructure likely to be included in the Infrastructure Delivery Plan. We object to a number of items on this list, as they do not appear in the CIL Regulations (November 2010).  The list at paragraph 5.126 should be amended in line with the CIL Regulations.	Would require a change to the text



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
13/ 2	Theatre Trust	CP8	Y	Y	-	Support Policy CP8 and notes that the glossary now contains a description of the term 'community facilities'	For noting only.
26/ 1	NYCC	CP8	Y	Y	-	Supports the provision of Policy CP8 which is considered consistent with national policy which seeks to ensure appropriate investment by developers in community infrastructure.	For noting only.
20/ 36	Carter Jonas o.b.o. The Grimston Park Estate	CP8		N	E	It would be appropriate for the Council to set out its position on the Community Infrastructure Levy given the recent legislation which stipulates a timetable requiring Councils to adopt the CIL process.	Would require a change to the text and to the Policy
20/ 35	Carter Jonas o.b.o. The Grimston Park Estate	CP8		N	J	National guidance is clear that new development should not be required to address existing deficiencies in the network. A review of the evidence base does not make clear where there are weaknesses and gaps in the current infrastructure provision (with the exception of Open Space).	Disputed evidence
34/ 9	BOCM Pauls Ltd	CP8	NS	N	E	Object to wording that infrastructure and community facilities 'must' be in place or phased with development. Wording onerous and inflexible, as this requirement can impact on viability. Suggest word 'must' be replaced with 'should'.	Would require a change to the Policy
37/ 15	Environment Agency	CP8	NS	NS	--	Pleased to see the need for GI enhancement highlighted, but needs to be more aspirational unless demonstrated unfeasible. Suggest re-wording 'In all circumstances opportunities...will be strongly encouraged' to 'In all circumstances	Would require a change to the Policy
38/ 34	Barton Willmore obo Barratt Homes and David	CP8	NS	NS	--	Object as the Council should be progressing a CIL proposal which would inform this policy.	Would require a change to the Policy and disputes evidence

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Wilson Homes Yorkshire East Division						
46/ 3	Yorkshire Water	CP8	Y	Y	-	Supports the policy that ensures new development is located in areas with existing infrastructure capacity or that development will be coordinated with new infrastructure and with developer contributions if required.	For noting only
60/ 2	Karen Kirkbright	CP8		N	J	<p>Access to services, community facilities and infrastructure in Hemingbrough.</p> <ul style="list-style-type: none"> <li>• Village hall is too small to be of use</li> <li>• School capacity insufficient for growth</li> <li>• A63/A19 junction over capacity</li> <li>• Insufficient recreation facilities in village</li> </ul> <p>More up to date research on village facilities is needed.</p> <p>Doubt over land availability or owners' cooperation.</p> <p>Need sustainable employment for local people.</p> <p>Existing commitments should already fulfil Hemingbrough's housing need.</p>	Would require a change to the Policy and disputes evidence

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
<b>Section 6. Promoting Economic Prosperity</b>							
<b>General</b>							
20/ 37	Carter Jonas o.b.o. The Grimston Park Estate	General	Y			Comments to the previous consultation have been addressed.  It is helpful and appropriate that the Employment Land Study has been updated as part of this process and announcing that up to 900 new jobs will be created in 2011 should be welcomed.	For noting only.
41/ 64	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	General	Y	NS	-	The Core Strategy adopts an aspirational approach to economic growth yet does not follow this approach when it comes to the scale of housing. If an aspirational approach to the economy is adopted, creating more jobs and seeking to stem out-commuting to other districts, surely an aspirational housing target would also be logical.	Would require a change to the Policy.
<b>CP9 Scale and Distribution of Economic Growth</b>							
25/ 3	UK Coal (BNP Paribus Real Estate)	6.7	NS	NS	-	Supports Employment Land Study conclusion that Selby is well placed to benefit from overspill of highly skilled forms of employment from other parts of the Leeds City Region and York.	For noting only.
41/ 63	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	6.7 – 6.8	Y	NS	-	We welcome and acknowledge the reference at paragraph 6.7 and 6.8 to the employment land study which concluded that Selby is well placed to benefit from overspill of highly skilled, knowledge and technology based forms of employment from other parts of the Leeds City Region, and York.  The Sherburn in Elmet / A1M / A63 corridors is an important employment market area that could assist in growing the District's economy. Reference in paragraph 6.21 to the growth in manufacturing and distribution sectors	For noting only.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						and higher levels of growth in the past as well as the potential future growth by way of the reuse of buildings at the former Gascoigne Wood Mine (paragraph 6.28) evidence the economic growth and job growth potential at Sherburn in Elmet.	
54/ 3	Drax Power Limited	6.9	NS	N	NP	<p>The business of generating electricity is 'economic development' within the meaning of PPS4; therefore, as a important contributor to economic prosperity it is necessary to ensure provision of land for energy infrastructure development at appropriate, sites, which should include Drax Power Station.</p> <p>Para 6.9 could be interpreted as undermining efforts to encourage investment at Drax; it would be preferable to delete the text "<i>There is a high dependency on manufacturing and the energy sector and</i>" and to begin the next sentence "<i>The expected decline.....</i>"</p>	Would require a change to the text.
39/ 16	Iain Bath Planning obo a number of clients	6.9	NS	NS	--	Support the need for additional employment space to meet the needs of the modern economy, including diversification into growth areas.	For noting only.
39/ 17	Iain Bath Planning obo a number of clients	6.11	NS	NS	--	Support the focus of employment being on the three main towns – consider that point 3 of the para should be focused on Sherburn in Elmet.	Would require a change to the text.
20/ 38	Carter Jonas o.b.o. The Grimston Park Estate	6.13 Fig.12		NS		Figure 12 indicates that between 5-10 hectares of employment land should be provided in Tadcaster and some 5 hectares in Rural Areas. It is not made clear whether this is in addition to existing allocations. In Tadcaster for example it is noted that the site off London Road is severely constrained in the short to medium term.	Would require a change to the text.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
25/ 4	BNP Paribus Real Estate) o.b.o. UK Coal	6.16	NS	NS		Welcome references to higher education and employment links with York.	For noting only.
41/ 65	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	6.19	Y	NS	-	Paragraph 6.19 refers to Tadcaster being well connected to York and Leeds City Region and that additional sustainable employment growth is desirable. However, with no train station at Tadcaster it is questionable how sustainable such economic growth would be.	Would require a change to the text.
39/ 18	Iain Bath Planning obo a number of clients	6.21-6.22	NS	NS	--	Support the indications that in Sherburn in Elmet the market will support the provision of additional employment land and premises.	For noting only.
55/ 2	Stop Wood Lane Wind Farm	6.26	Y	N	J	<p>There is an implication in this paragraph that support for all forms of energy infrastructure will “assist in reinvigorating, expanding, and modernising the District’s economy”.</p> <p>Whilst this is the case for Drax and Eggborough, together with the Selby Renewable Energy Park, it is certainly not the case for wind turbines. In fact, it is our view that the effect of wind turbine construction on the District’s economy will be negative due to landscape impact and property value reductions. This latter point is evidenced by local property transactions being cancelled once it was discovered that wind farm developments were proposed in the locale.</p> <p>Paragraph 6.26 should be clarified to focus on those forms of energy infrastructure that have the demonstrated potential to "assist in</p>	Would require a change to the text.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<i>reinvigorating, expanding, and modernising the District's economy</i> " by deleting this reference and rewording the end of the paragraph as follows - "..... <u>It is recognised that there is a need for further investment in energy infrastructure to develop the sector's role as a prominent contributor to the District's economic prosperity</u> ".	
54/ 4	Drax Power Limited	6.26	NS	N	E	In referring to Other Employment Activities in this paragraph, reference is made to the ongoing importance to the economy of the District of Drax and Eggborough power stations and the work that is being undertaken at Drax in relation to co-firing and energy generation from biomass.  The SDSDCS recognises that a need for further investment in energy infrastructure in line with PPS4 as prominent contributor to economic prosperity and that both locations have the advantage of direct connections to the National Grid; DPL can confirm that (there are other advantages including transport and access to skilled staff).  It is important to ensure that Drax is designated accordingly for energy related development that will facilitate the statement that "supporting the energy sector will assist in reinvigorating, expanding and modernising the District's economy."	Would require a change to the Policy.
25/ 5	BNP Paribas Real Estate o.b.o. UK Coal	6.26 – 6.27	NS	NS	-	Notes the contents	For noting only.
45/ 9	Dr Howard Ferguson	6.27	Y	N	J	Wind turbines do not create local job opportunities.  There should be more focus on growth and creation of new businesses related to existing power generating industry.	Would require a change to the text.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
45/ 10	Dr Howard Ferguson	6.27	Y	N	J	All statements relating to climate change must be valid and para 6.27 is not. Energy usage and energy production should be dealt with separately for clarity. The plan should distinguish between industrial generation and small scale/domestic renewable energy generation.	Would require a change to the text.
55/ 1	Stop Wood Lane Wind Farm	6.27	Y	N	J	There is an implication in this paragraph that promotion of all forms of renewable energy will bring “huge business opportunities” to local businesses. Clearly, this is not the case for wind turbines which will create no local jobs in manufacturing, maintenance, training or skills. Even in their construction, there is no obligation on the developer to employ local contractors, so even the potential temporary employment gain to the District could be zero.  In addition, our own findings suggest that electricity generation from wind turbines is extremely unpopular. The use of the word controversial is understating the public’s opinion in our view.  Suggest changing “ <i>potentially controversial</i> ” with “ <i>unpopular</i> ”	Would require a change to the text.
25/ 6	BNP Paribas Real Estate o.b.o. UK Coal	6.28 – 6.29	NS	NS	-	a) References to the former Selby Mine sites should include The North Selby site.  b) The site should be recognised as suitable for re-use as a Renewable Energy Centre.	a) Minor amendment  b) Would require a change to the Text/Policy.
47/ 2	BNP Paribas o.b.o. Harworth Estates (UK Coal)	6.29	-	-	-	a) Support the recognition of Whitemoor Park and Riccall Business Park. However, text should also refer to Gascoigne Wood as an established employment location.  b) Object to text which states that Stillingfleet and Wistow sites are not considered suitable for large scale/intensive economic activities. It is not	Would require a change to the text.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>clear what “large scale/intensive employment activities” refers to. It is unnecessarily negative statement given the sites’ rare and significant infrastructure that offers opportunities for development.</p> <p>Suggested rewording: “Former mine sites at Whitemoor and Riccall which already have the benefit of planning consent, are acknowledged locations for meeting the needs of existing indigenous employment. <b>Likewise the former disposal point at Gascoigne Wood has planning permission for employment reuse, and is acknowledged as a significant economic asset linked to its existing rail connection.</b> The two remaining sites at Stillingfleet and Wistow are more remote <b>but have the potential for employment use, particularly in connection with the large grid connections on the site</b> and are not considered suitable for reuse for large scale/intensive economic activities.”</p>	
7/3	Coal Authority	6.30	NS	Y	-	Support changes made, as originally suggested by Coal Authority, to refer to the mining legacy issues at the former mine sites which are proposed for economic re-use.	For Noting Only
20/ 39	Carter Jonas o.b.o. The Grimston Park Estate	CP9		Y	-	Overall the theme of Policy CP9 is supported as an aspirational approach to economic development.	For noting only.
47/ 3	BNP Paribas o.b.o. Harworth Estates (UK Coal)	CP9	-	Y	-	Support Policy CP9	For noting only.
33/	Tesco Stores	CP9	Y	Y	--	Generally support the policy.	For noting only.



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
3	Ltd					<p>Support criterion 1 and the provision of additional employment land, as a way of addressing employment/economic targets.</p> <p>Support criterion 4 and the efficient reuse of employment sites, leading to the early development of sustainable sites ahead of undeveloped land.</p> <p>Believe this flexible approach will lead to increased investor confidence.</p>	
39/ 19	Iain Bath Planning obo a number of clients	CP9	NS	N	E	<p>Consider that the level of employment provision being indicated should be increased, given the location and sustainability of Sherburn in Elmet, and the indications of market requirements.</p>	Would require a change to the Policy.
54/ 5	Drax Power Limited	CP9	NS	N	NP	<p>Reference is made in the SDSDCS to the re-use of buildings at the former Gascoigne Wood mine; and to former mine sites at Whitemoor and Riccall as acknowledged locations for meeting the needs of existing indigenous employment (SDSDCS 6.28/29).</p> <p>The SDSDCS should also take account of the specific needs for investment in energy infrastructure at Drax Power Station. In addition to recent investment in biomass handling with co-firing and rail infrastructure improvements at Drax and its proposal to develop a new 290 MW biomass electricity generating plant (currently the subject of an application under the Electricity Act 1989, made to the Secretary of State for Energy and Climate Change), there is scope for further major investment at Drax Power Station.</p> <p>Policy CP9 should be amended to make it clear that Drax is an important site for future economic growth for purposes of energy related development.</p>	Would require a change to the Policy.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
54/ 6	Drax Power Limited	CP9	NS	N	NP	<p>PPS12 states that core strategies may allocate strategic sites for development; the alternative is to allocate sites in a development plan document (DPD) which have not been identified in a core strategy, although, having recourse to this alternative, is not justification for not allocating a site in a core strategy, when sites are central to the achievement of the strategy (PPS12, 4.5, 5.3).</p> <p>Having regard to the role of Drax Power Station, both as a generator of electricity and as a major provider of skilled jobs, the Core Strategy should make provision through site specific policies and land use allocations, as well as generic policies for energy/infrastructure development at Drax.</p> <p>The Core Strategy should also give clear guidance that Drax is an appropriate location for the development of energy infrastructure as well as related activities. This would demonstrate an understanding of existing business needs and likely changes, which would be relevant to the evidence base.</p> <p>It is pertinent that the present Policy EMP10 in the Selby District Local Plan, which is a permissive policy, gives a strong indication of the Council's commitment to the longevity of Drax as a major provider of energy.</p>	Would require a change to the Policy.
34/ 10	BOCM Pauls Ltd	CP9	NS	N	NP	Generally supportive of the policy and the approach of identification of 23ha of employment land, but considers that Olympia Park as a Strategic Development Site should be referred to, or cross referenced to Policy CP2A.	Minor Amendment
25/ 7	BNP Paribas Real Estate	CP9 (ix)	NS	Y		Supports this clause	For noting only.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	o.b.o. UK Coal						
50/ 32	Cunnane Town Planning obo SSOB(T)	CP9 ix	NS	N	J	The policy effectively supports the use of Stillingfleet and Wistow mines for a variety of activities which is tantamount to an allocation. A Core Strategy unsupported by the necessary evidence is the wrong place for giving such specific guidance.	Would require a change to the Policy.
50/ 33	Cunnane Town Planning obo SSOB(T)	CP9 ix	NS	N	E	The Council has already refused planning permission for the retention and re-use of the buildings at these sites and it is difficult to see how re-use can be supported, particularly as their existence is unlawful.	Would require a change to the Policy.
50/ 34	Cunnane Town Planning obo SSOB(T)	CP9 ix	NS	N	NP	Re-use of the mine sites is potentially contrary to national policy.	Would require a change to the Policy.
59/ 3	Wistow Parish Council	CP9 (ix)				Wistow Mine should not be developed but should be returned to agricultural use.	Would require a change to the Policy.
<b>CP10 Rural Diversification</b>							
17/ 10	Smith Gore obo York Diocesan Board	CP10	Y	Y	-	Generally supportive of Policy CP10. It is vital to support rural regeneration and strengthening the rural economy.	For noting only.
47/ 4	BNP Paribas o.b.o. Harworth Estates (UK Coal)	CP10	-	N	E	Support Policy principles, but policy should specifically refer to former mine sites. Add bullet point as follows:  <b>“d) reuse of existing infrastructure, including large electricity grid connections at the former mine sites, and the rail sidings at Gascoigne Wood.”</b>	Would require a change to the Policy.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
20/ 40	Carter Jonas o.b.o. The Grimston Park Estate	CP10		NS		<p>Suggest the policy is reworded in Section 2 so that the words 'not harm' are replaced with 'maintain and enhance', otherwise the remainder of the policy would appear to be contrary to national guidance.</p> <p>Alongside the support for rural diversification it would be appropriate for the Core Strategy to support the provision of suitable infrastructure such as the availability of broadband to encourage such diversification. This would be consistent with the emerging strategy of the York and North Yorkshire LEP.</p>	Would require a change to the Policy.
<b>CP11 Town Centres and Local Services</b>							
18/ 19	English Heritage	6.45 – 6.50	NS	Y	-	Support the reference to the contribution which Selby's heritage can make to the attractiveness and vitality of the town centre.	For noting only.
18/ 20	English Heritage	6.53	NS	Y	-	Welcome the reference to the contribution which Tadcaster's heritage assets make to the attractiveness of the town centre. Generally endorse the approach proposed for retailing within the centre as reducing vacancy rates is one of the key to improving the vitality of its retail offer, which, in turn will assist in securing a sustainable future for its numerous historic buildings.	For noting only.
20/ 42	Carter Jonas o.b.o. The Grimston Park Estate	6.56		NS	-	Suggest that paragraph 6.56 be amended to 'reducing' the vacancy rate. As worded the justification would run counter to national policy.	Would require a change to the text Or Minor Amendment?
39/ 20	Iain Bath Planning obo a number of	6.60	NS	NS	--	Support the need for improved infrastructure and facilities in Sherburn in Elmet to support new growth.	For noting only.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	clients						
33/ 4	Tesco Stores Ltd	CP11	Y	Y	--	Support the policy and its intention of encouraging economic growth in Selby. Agree on the focus of growth in retailing in the principal town, and strengthening of Local Service Centres through retail and service uses.	For noting only.
13/ 1	Theatre Trust	CP11	Y	Y	-	Support Policy CP11 but disappointed that Section Bc) has changed since the Consultation Draft Core Strategy.	For noting only.
20/ 41	Carter Jonas o.b.o. The Grimston Park Estate	CP11		Y	-	A general improvement in to the policy justification has been provided with regards to spatial issues. Consider policy approach to be sound and welcome the Council's pragmatic approach to Tadcaster and recognising that it serves a wider catchment than North West of the District.	For noting only.
18/ 21	English Heritage	CP11	NS	Y	-	Support the strategy for the retail areas of the District and particularly endorse in Selby, the proposal for environmental improvements to secure the continued renaissance of the town and, in Tadcaster, promoting and enhancing its attractive historic core.	For noting only.
50/ 35	Cunnane Town Planning obo SSOB(T)	CP11	NS	N	J	If the spatial strategy for the health and well-being of Tadcaster's town centre and its enhancement is to be effective it must include support for SSOB(T)'s approved comprehensive regeneration proposals. Unless the necessary support, to enable the delivery of these proposals, is forthcoming the policy is not justified.  Suggests rewording as follows:-  <b>"Promoting and enhancing the attractive historic core in association with the approved comprehensive regeneration scheme for the town as well as future appropriate retail proposals."</b>	Would require a change to the Policy.
50/	Cunnane	CP11	NS	N	E	If the spatial strategy for the health and well-being of Tadcaster's town	Would require a change

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
36	Town Planning obo SSOB(T)					<p>centre and its enhancement is to be effective it must include support for SSOB(T)'s approved comprehensive regeneration proposals. Unless the necessary support, to enable the delivery of these proposals, is forthcoming the policy will not be effective.</p> <p>Suggests rewording as follows:-</p> <p><b>“Promoting and enhancing the attractive historic core in association with the approved comprehensive regeneration scheme for the town as well as future appropriate retail proposals.</b></p>	to the Policy.
23/ 12	J Perry	CP11A	Y	N	J	<p>Considers the policy wording should set out precisely the method to be adopted to implement the policy and ensure that the same is a fair method. It is too vague and not properly defined.</p>	Would require a change to the Policy.
14/ 3	Highways Agency	CP11 B(d)	NS	NS	-	<p>In view of the importance of travel planning and managing development trips, the policy should refer to Travel Plans.</p> <p>'d) Ensuring new development facilities improve accessibility to the centre for all users including cyclists, pedestrians, those with mobility needs and by public transport <b>through a Travel Plan.</b>'</p>	Would require a change to the Policy.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
<b>Section 7. Improving the Quality of Life</b>							
<b>General</b>							
20/ 43	The Grimston Park Estate (Carter Jonas)	Section 7 General		NS		In response to the previous draft document consultation, considered that there was a fundamental error in the core Strategy as there was no focus upon delivering sustainable patterns of development which is after all the statutory function of the planning system.  Previously suggested clarification of the need to separate adaptation and mitigation in accordance with PPS1, and the guidance in Supplementary to PPS1 on what should be contained in the LDF /core Strategy.	For noting only.
12/ 1	D Lorriman	General	N	N	J	The whole of Section 7 is unsound as it is based on unsound national policies which rely on an unproven causal link between CO2 emissions and climate change.  The respondent also considers that reliance on PPS22 guidance regarding noise from wind energy development is also unsound because it does not recognise potential health risks from infrasound and is based on out of date research.  The Core Strategy should be amended to remove all references to CO2 and fossil fuels being responsible for climate change.  More up to date guidance should be incorporated based on the latest scientific consensus on the issue of windfarm noise.	Would require a change to the text.
<b>Introduction</b>							
25/ 12	UK Coal (BNP Paribas)	7.2	NS	NS	-	Supports the aim of this paragraph.	For noting only.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Real Estate)						
38/ 35	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	7.14	NS	NS	--	Supports text that acknowledges that building standards for insulation and energy efficiency are not directly within the remit of the planning system.	For noting only.
37/ 9	Environment Agency	7.17	NS	NS	--	Pleased to see water-stress highlighted, as an impact on development location.	For noting only.
<b>CP12 Sustainable Development and Climate Change</b>							
37/ 10	Environment Agency	7.24-7.26	NS	NS	--	Pleased to see water abstraction supply and groundwater details included.	For noting only.
38/ 36	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	7.28	NS	NS	--	Disagrees with the statement that the Level 2 SFRA demonstrates how the impacts of potential flooding on the Olympia Park site can be mitigated and minimised without increasing flood risk elsewhere. Requests that the para sets out how the site can deliver housing and employment without being at medium flood risk.	Would require a change to the text.
37/ 11	Environment Agency	7.29	NS	NS	--	Support the inclusion of the benefits of SuDs.	For noting only.
38/ 37	Barton Willmore obo Barratt Homes	7.30	NS	NS	--	Object to the statement that economic prosperity and housing land supply policies tackle reducing the need to travel and focusing development on the most sustainable locations. Do not consider that sufficient emphasis is	Would require a change to the text.



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	and David Wilson Homes Yorkshire East Division					being placed on supporting growth in villages surrounding Selby to deliver this objective.	
23/ 17	J Perry	7.30	Y	N	J	Requires more detail in Paragraph 7.30 as to how it is intended to achieve the objective.  Background Paper No5 should downgrade the weight given to employment opportunities outside the District.	Would require a change to the text.
25/ 8	BNP Paribas Real Estate o.b.o. UK Coal	CP12	NS	NS		Consider this Policy should be extended to also refer to the re-use of the existing grid connections at the former Selby Mine sites, which is a significant asset in attracting renewable/low carbon energy developers to the District, and would also therefore assist in meeting renewable energy and carbon reduction targets.  Suggests an additional bullet point as follows:  <i>"f) Support the re-use of the large grid connections at the former Selby Mine Complex sites in relation to the generation of electricity by renewable or low carbon sources."</i>	Would require a change to the Policy.
47/ 5	BNP Paribas o.b.o. Harworth Estates (UK Coal)	CP12	NS	NS	--	Support Policy principles, but policy should specifically refer to former mine sites. Add bullet point as follows:  <i>"f) support the reuse of existing grid connections at the former mine sites in relation to the generation of electricity by renewable or low carbon sources."</i>	Would require a change to the Policy.
23/ 18	J Perry	CP12	Y	N	J	Considers that development in Fairburn is not meeting Part (A)(c) of Policy CP12.	Would require a change to the Policy.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						Considers the phrase “without compromising the quality of the local environment” should be defined more precisely.	
20/ 44	Carter Jonas o.b.o. The Grimston Park Estate	CP12		NS	-	Policy CP12 has been amended in line with respondents previous comments and we consider reference to ‘Climate Change’ can be removed from the wording.	Would require a change to the Policy
46/ 4	Yorkshire Water	CP12	Y	Y	--	Supports policy which protects water resources	For noting only.
7/4	The Coal Authority	CP12	NS	N	E	Wish to ensure that former mining land is appropriately remediated so that development will not be affected by ground instability or other hazards, by inserting the words ‘appropriately remediated’ before previously developed land in criterion b) of Policy CP12’.	Would require a change to the Policy.
7/5	The Coal Authority	CP12	NS	N	NP	Wish to see the words ‘appropriately remediated’ before previously developed land in criterion b) of Policy CP12, in order to comply with national policy advice in PPG14 relation to the need to take account of ground stability issues within development plan making and decision making on planning applications.	Would require a change to the Policy.
18/ 22	Coal Authority	CP12	NS	Y	--	<p>Welcome Policy CP12 especially Criterion (A)(b) relating to the preference for the re-use/adaptation of existing buildings.</p> <p>Support the preference in favour of the re-use of buildings. As part of a holistic approach to waste management, it is wholly appropriate that the Strategy should be seeking to encourage the re-use of buildings – not simply previously developed land.</p>	For noting only.
41/	Dacres	CP12	Y	NS	-	We agree with the majority of Policy CP12.	For noting only.



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
37/ 16	Environment Agency	CP12	NS	NS	--	<p>Suggest the policy goes further by stipulating the use of SuDs unless it can be demonstrated that they are unfeasible or cause unacceptable pollution risk.</p> <p>Suggest requirement of 30% reduction in surface water run-off to mitigate against the effects of climate change.</p>	Would require a change to the Policy.
57/ 12	DLP Consultants o.b.o. Land 4 New Build	CP12A (d)		N	E	<p>Strongly support the thrust to avoid flood risk and develop in sustainable locations.</p> <p>However it is unclear how the Council have justified the proposed distribution of housing in to Selby and on to strategic site in terms of the SFRA.</p> <p>There appears to be a conflict between CP2 and CP3, and this policy CP12 – particularly Part A (d). Such conflict renders the Core Strategy unsound.</p>	Would require a change to the text and Policy.
37/ 12	Environment Agency	CP12 A (d)	NS	NS	--	Accords with PPS25. Perhaps text could provide links to the SFRA and sequential test.	Would require a change to the text.
38/ 38	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP12 A (d)	NS	NS	--	<p>Suggests that Part A (d) is amended to read</p> <p>“Ensure that development in areas of flood risk is avoided wherever possible through the application of sequential test and exception test; and ensure that where development must be located within areas of flood risk that it can be made safe without increasing flood risk <u>on site and elsewhere.</u>”</p> <p>The proposed strategic site does not appear to accord with this policy – question the work undertaken to demonstrate that the site is fully deliverable, and will not increase flood risk.</p>	Would require a change to the Policy.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
<b>CP13 Improving Resource Efficiency</b>							
55/ 6	Stop Wood Lane Wind Farm	7.38	Y	N	J	<p>This paragraph states - "Planning permissions have been granted for a number of renewable energy schemes including wind turbines and energy from waste, some of which are already operational. For example Rusholme Windfarm has capacity to generate 24 MW of electricity and the Selby Renewable Energy Park could produce up to 6 MW when fully functioning".</p> <p>It would be helpful if the consented but non-operational schemes were cited, together with their anticipated or actual generation capacity. We feel that the local context is incomplete without this information.</p> <p>Where actual figures are available as they should be for Rusholme the amount of power generated should be compared with the amount stated when the project was approved.</p> <p>The progress measure for CP14 should be actual power produced and not the installed rated capacity.</p>	Would require a change to the text.
25/ 9	BNP Paribas Real Estate o.b.o. UK Coal	7.39	NS	NS	-	Supports the recognition at paragraph 7.39 that recovering energy from waste adds value before final disposal.	For noting only.
55/ 5	Stop Wood Lane Wind Farm	7.40	Y	N	J	<p>This paragraph states that both Eggborough Power Station and Drax Power Station produce energy from co-firing biomass.</p> <p>If they already produce energy from co-firing biomass, their total renewable energy generation capacity should be cited here. We feel that the local context is incomplete without this information.</p>	Would require a change to the text.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
55/ 4	Stop Wood Lane Wind Farm	7.41	Y	N	J	<p>This paragraph considers opportunities for carbon capture and storage (CCS), clean coal technology and coal bed methane, as well as potential for appropriate biomass, energy from waste and combined heat and power.</p> <p>It is also stated in para 7.13 that there is potential to reduce the CO2 emissions from power stations by around 90% through CCS.</p> <p>The amount of CO2 produced from power stations in the District is known; therefore the potential reduction should be expressed in tonnes. We feel that the local context is incomplete without this information.</p>	Would require a change to the text.
55/ 3	Stop Wood Lane Wind Farm	7.43	Y	N	J	<p>This paragraph states that “Following revocation of the Regional Spatial Strategy, Government intends to give much greater planning responsibilities to Local Authorities and top-down target-setting is being removed. As a result, communities will have both the responsibility and the opportunity to deal with the impacts of climate change”.</p> <p>This section of the Core Strategy addresses “Tackling Climate Change”, not dealing with the impacts. We feel that communities should be clearly aware of their role in this topic.</p> <p>Suggested rewording of last sentence for para 7.43</p> <p>“..... opportunity to deal with <del>the impacts of climate change</del> their contribution to the causes of climate change”.</p>	Would require a change to the text.
18/ 23	English Heritage	7.56	NS	Y	--	<p>Welcome the inclusion of reference to the fact that schemes for the conversion of historic buildings or for developments within Conservation Areas will need to assess the practicality of incorporating on-site renewables against the objectives of the designation. This reflects the</p>	For noting only.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						advice in PPS22.	
28/ 14	Nathaniel Lichfield o.b.o. Hogg Builders	CP13	Y	Y	--	Consider Policy to be sound based on national and regional evidence base.  However, as Selby moves to producing more local targets consider that CP13(a) can be improved by requiring qualifying residential developments to provide a minimum of 10% of total predicted energy requirements through either the production of energy through a renewable source or through energy savings, which would encourage the design of more energy efficient developments from the outset.	For noting only.
25/ 10	BNP Paribus Real Estate o.b.o. UK Coal	CP13	NS	Y	-	Supports this policy as sound on the basis that it is consistent with national planning policy.	For noting only.
20/ 45	Carter Jonas o.b.o. The Grimston Park Estate	CP13		Y		Reading Polices CP13 and CP14 together, we consider previous comments have been addressed.	For noting only.
41/ 67	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP13	Y	NS	-	Paragraph 7.52 discusses encouraging developers to achieve the highest viable / practical nationally recognised standards for new building, which we welcome.  However, this encouragement is not borne out in Policy CP13 (a), which is less flexible and requires a minimum of 10% of total predicted energy requirements from de-centralised and renewable or low-carbon sources.	Would require a change to the Policy.
37/ 17	Environment Agency	CP13	NS	NS	--	Suggest that rather than requiring 10% of energy from renewable or low carbon sources, more beneficial to require a 10% decrease in carbon emissions. Examples given of beneficial measures which could be used.	Would require a change to the Policy.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						Believe that size thresholds should be determined as an iterative process, based on up to date targets.	
38/ 39	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP13 part a)	NS	NS	--	Suggest a clause is added to the end worded 'where feasible and viable' to ensure that energy requirements are determined on a site by site basis.	Would require a change to the Policy.
38/ 40	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP13 part b)	NS	NS	--	Unclear whether this relates to the 10% figure mentioned in part a), or whether this relates to the majority of total energy supply on such sites. Recommend re-wording to aid clarity.  Recommend that part b) is reworded to take into account new and emerging technologies. National policy recommends avoiding being prescriptive on technologies and flexibility in how carbon savings are secured.	Would require a change to the Policy.
38/ 41	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP13 part c)	NS	N	NP	Consider the requirements of this part of the policy to be unreasonable and unjustified, without the background evidence to exceed national targets. LAs should ensure that what is being proposed is evidence based and viable.	Would require a change to the Policy.
38/ 42	Barton Willmore obo Barratt Homes	CP13 part c)	NS	NS	--	Have previously raised objections to Policy CP13 in respect of the requirement to employ the highest level of code for sustainable homes, in terms of viability assessments.	Would require a change to the Policy.



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	and David Wilson Homes Yorkshire East Division					Unclear as to why the policy has not been amended, and recommend rewording part c) to 'Developers will be expected to adhere to national codes and targets for Code for Sustainable Homes on residential developments and BREEAM standards for non-residential schemes.'	
41/ 68	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP13 Part c)	Y	NS	-	We object to part c of Policy CP13 which refers to the developers employing the <u>highest viable level</u> of the Code for sustainable homes and BREEAM standards. There are ongoing changes to both the Code for Sustainable Homes and BREEAM standards. There is no good reason as to why developers should be required to provide something different. There is no test for viability in this instance.	Would require a change to the Policy.
34/ 11	BOCM Pauls Ltd	CP13 part b)	NS	N	E	Objects to wording of CP13 b), which should permit a degree of flexibility, as the need to derive the majority of energy from renewable, low carbon or decentralised sources may affect the viability of a scheme. Ask for the word 'majority' to be replaced with an alternative word to reflect concerns.	Would require a change to the Policy.
34/ 12	BOCM Pauls Ltd	CP13	NS	N	J	Views consistent with those to CP2A (xiv) - Consider this section to not be flexible nor founded on a reliable evidence base.	Would require a change to the Policy.
<b>CP14 Low Carbon and Renewable Energy</b>							
20/ 46	Carter Jonas o.b.o. The Grimston Park Estate	CP14		Y	-	Reading Policies 13 and 14 together, we consider previous comments have been addressed.	For noting only.
7/6	Coal Authority	CP14	NS	Y	--	Supports the recognition in Policy CP14 of the potential future role the extraction of coal bed methane may have within the District.	For noting only
25/	BNP Paribas	CP14	NS	Y	-	Supports Policy CP14 on the basis that by supporting the full range of	For noting only.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
11	Real Estate o.b.o. UK Coal					available renewable energy and low carbon technology it will help to ensure that a more balanced mix of energy provision is provided within the District, and thereby contributing to the aims of national planning policy to create a stable and secure energy supply within the UK whilst also contributing to tackling climate change.	
59/ 4	Wistow Parish Council	CP14	NS	NS	--	Wind farm development should not be allowed in the District to the detriment of settlements and nature areas (eg Bishop's Wood).	For noting only.
47/ 6	BNP Paribas o.b.o. Harworth Estates (UK Coal)	CP14	NS	N	E	Policy identifies technologies and schemes for renewable energy generation, but fails to refer to the grid connections at the former mine sites. Add bullet point as follows:  "e) the existing grid connections at the former Selby Mine Complex sites for the generation of electricity by renewable/low carbon technologies and the exportation of this electricity to the electricity grid."	Would require a change to the Policy.
<b>CP15 Protecting and Enhancing the Environment</b>							
18/ 24	English Heritage	7.57	NS	N	J	The final sentence of this Paragraph 7.57 does not follow logically from the previous ones. For example, a large number of the District's heritage assets are unlikely to make any contribution to the Green Infrastructure of Selby.  Suggest the last sentence is reworded as follows:  "A number of these contribute to the Green Infrastructure, consequently providing...."	Would require a change to the text.
45/ 6	Dr Howard Ferguson	7.57 – 7.61	Y	N	J	There should be more detail in the CS which supports retaining the existing landscape and increase biodiversity. Include specific plan threads in the Core Strategy.	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
20/ 47	Carter Jonas o.b.o. The Grimston Park Estate	Map 8		NS	-	<p>Assets with international, national and regional designations are to some extent helpfully indicated on Map 8. However, request that this diagram is removed in its present form. As a start it would be more appropriate to describe it as Environmental/Cultural Assets.</p> <p>Remove reference to Green Belts from Map 8 as it is merely a planning tool and has no landscape value. It is not an asset. Reference in Figure 6 Key Diagram is adequate.</p> <p>Likewise the Locally Important Landscape Area has no statutory designation and is superfluous. Its designation is not supported by the current evidence base and the guidance suggests the designation should be removed.</p> <p>With regard to Nature Conservation Sites it would be for the diagram to separate international designations from national and regional sites.</p> <p>In line with subsequent policy CP15 it would be appropriate for the plan to indicate the general locations of Conservation Areas and Historic Parks and Gardens; presumably there are too many Listed Buildings to warrant individual mention.</p>	Would require a change to the map
18/ 25	English Heritage	7.63-7.70	NS	N	J	<p>Considers this Section is somewhat confusing which flits from one topic to another, without identifying what the key issues for each are, and therefore provide little justification for the Plan's approach in terms of each asset.</p> <p>It would be more logical to deal with each element of Policy CP15 in turn, setting out, for each, what is significant about that particular asset insofar as Selby District is concerned, what the main issues are and what the Plan intends to do about it.</p>	Would require a change to the text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>The following suggestion set outs a possible way in which this might be addressed, in terms of the historic environment.</p> <p><b>“As has been pointed out in Paragraph 2.4, Selby has a rich legacy of historic buildings, structures and archaeological sites. These make a significant contribution to the distinct character of the District, to its economic well-being and to the quality of life for its communities.</b></p> <p><b>However, this resource faces a number of challenges. Several of Selby’s designated assets have been identified as being at risk. These include the Registered Battlefield at Towton, almost half of the Districts scheduled Monuments, and five high-Grade Buildings (three of which are at Huddleston hall and have been on the Register since 1999). The heritage assets, particularly those which are not nationally designated, are also under threat from inappropriate development.”</b></p>	
18/ 26	English Heritage	CP15 Criterion 1	NS	N	J	Criterion 1 adds nothing to what is already covered by Criteria 2 and 3 and could be deleted.	Would require a change to the Policy
18/ 27	English Heritage	CP15 Criterion 2	NS	N	NP	<p>PPS5 requires LDFs to set out a “positive proactive strategy for the conservation and enjoyment of the historic environment in their area.”</p> <p>Policy HE3.1 sets out the types of considerations which the Government considers those preparing such plans would need to take into account in framing such strategies.</p> <p>There is no indication within either the Policy or its justification which indicates how the intentions of the policy to use the protection and enhancement of the historic environment to contribute to economic</p>	Would require changes to Policies and text

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>regeneration, tourism, education and local distinctiveness will be delivered.</p> <p>Considers the generic statement of intent (as Criterion 2) does not constitute the positive, proactive strategy” which national policy guidance required by PPS15.</p> <p>Policy CP15 is also extremely generic. There is no indication which of the District’s assets might be a priority, which management approaches might be used to sustain them, nor is there any indication of how the historic environment can contribute to the delivery of other objectives of the Plan.</p> <p>As currently drafted, the Policy does not add substantially to national guidance and, indeed, actually fails far short of what the Government envisages LDFs should contain in terms of the framework for the appropriate management of the historic environment.</p> <p>At the Regional level, Policy ENV9 of the RSS requires the regions development plans to conserve the landscapes of the Southern Magnesian Limestone Ridge, medieval settlements and landscapes, and historic landscapes including Registered Battlefields and Historic Parks and Gardens. With the imminent removal of the RSS under the provisions of the Localism Bill, there is a clear need for the Selby Core Strategy to cover those aspects of the management of the historic environment that currently appear in the upper tier of the development plan.</p> <p>There is a need for an overarching strategic policy for the conservation of the historic environment of Selby – with specific reference to its locally distinctive buildings, areas and assets.</p> <p>It is important that the Core Strategy includes a policy framework which provides not only a strategic context for more detailed historic environment</p>	

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>policies contained in other DPDs, but also sets out the context for the production of subsequent AAPs and SPDs.</p> <p>Suggest Deleting Criterion 2 of Policy CP15 and replace with;</p> <p><b>“Conserving the District’s heritage assets and exploiting their potential to contribute towards economic regeneration, tourism, education and local distinctiveness by;-</b></p> <ul style="list-style-type: none"> <li><b>a) Using Selby abbey as the focus for regeneration and tourism initiatives in the town and securing a sustainable future for Abbot Staithes as part of the renaissance of the riverside area.</b></li> <li><b>b) Safeguarding the distinctive historic character of Tadcaster, especially its historic street layout and ensuring that development proposals reflect the limited palette of building materials used in the town centre.</b></li> <li><b>c) Securing a sustainable future for the assets on the Heritage at Risk Register, particularly its moated sites, the buildings at Huddleston Hall and the buildings at Abbots staith.</b></li> <li><b>d) Developing a strategy to ensure that the Registered Battlefield at Towton and its setting are protected from inappropriate development, appropriately managed and a programme of access and interpretation implemented.</b></li> <li><b>e) Ensuring that the archaeology and historic landscapes of the Southern Magnesian Limestone Ridge and the Humberhead Levels are better understood, appreciated and managed and their potential as a tourist, educational and economic resource realised.</b></li> </ul>	

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<b>f) Working with local communities to identify those elements of their historic environment which they consider to be important and developing a strategy for their appropriate management”</b>	
25/ 13	BNP Paribas Real Estate o.b.o. UK Coal	CP15	NS	N	J	<p>Whilst respondent supports nature conservation, this needs to be balanced against social and economic needs including the need for renewable energy generation.</p> <p>Considered that development should not be precluded on SINCS, rather consideration given to avoidance or mitigation of negative impacts.</p> <p>In order to make the policy more flexible and sound, suggest that CP15 is amended as follows:</p> <p><i>“a) safeguarding international and national protected sites for nature conservation from inappropriate development and ensure that development on locally protected sites for nature conservation including SINCS avoids or mitigates for negative impacts.”</i></p>	Would require a change to the Policy.
20/ 48	Carter Jonas o.b.o. The Grimston Park Estate	CP15		NS	-	It would be appropriate for Policy CP15 to make reference to the cultural environment as well as the historic asset.	Would require a change to the Policy
49/ 1	Natural England	CP15	NS	N	J	<p>Support approach in Policy CP15 for habitat restoration and green infrastructure provision, but concerned that</p> <p>a) the <i>protection and enhancement of landscape character</i> has not been included which is an integral part of enhancing the natural environment.</p> <p>b) point 3 fails to refer to geological interest which should be amended to read</p>	<p>a ) Minor Amendment to aid clarity - add 'landscape,' before the word character in point 1,</p> <p>b) Minor Amendment</p> <p>c) Minor Amendment to</p>

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>“Ensuring developments retain, protect and enhance features of biological <b>and geological</b> interest and provide appropriate management of these features”</p> <p>c) insufficient recognition is given to the importance of the Derwent Valley as an international area of ecological, cultural and landscape value and the need for Local Authorities to work towards a common approach.</p>	<p>aid clarity – add to 1<sup>st</sup> bullet point of 7.66 ....(Special Areas for Conservation under the UK Natura 2000) <b>and the Lower Derwent Valley is also designated a Ramsar Wetland of International Importance.</b> .... New bullet point starting There are 13 sites of....’</p> <p>Insert new para as follows “<b>The Lower Derwent Valley affects several local authority areas and the Council recognises the need for co-operation with adjoining local authorities and other organisations in order to safeguard its special landscape of great agricultural , historic, cultural, environmental and landscape value.</b>”</p>



Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
<b>CP16 Design Quality</b>							
18/ 28	English Heritage	CP16	NS	Y	--	Support this policy which should help to safeguard the distinctive character of the District's settlements.	For noting only.
20/ 49	Carter Jonas o.b.o. The Grimston Park Estate	CP16		NS	-	We consider that it is important for the Core Strategy to include an overarching Policy on Design Quality. We consider that numerous parts of the policy are duplicated elsewhere and could be deleted.	Would require a change to the Policy.
41/ 69	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP16	Y	NS	-	We suggest the insertion of "where possible" into Part d) of this policy when referring to "including <u>where possible</u> off-site landscaping for large sites..."  Part i) of this Policy is a duplication and should be removed.  We object to the latter part of Policy CP16 – Points i to iii. ... 'Lifetime Neighbourhood' principles homes, Building for Life 'Very Good' and Lifetime Homes Standards. These requirements go beyond current standards and cannot be justified in this instance.	Would require a change to the Policy.
38/ 43	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP16 - part	NS	N	J	Object to the last section of the policy.  With reference to 'Lifetime Neighbourhood' principles – this is not clearly referenced; therefore the exact impact of policy requirements is unclear.  'Building for Life' – a strict obligation to secure a 'very good' standard will threaten the delivery of housing requirements. This should be an objective rather than a minimum requirement.  'Lifetime Homes Standards' – object to this requirement – appears to be premature and inconsistent with national policy. Disagree with the	Would require a change to the Policy.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>principle of lifetime homes for various reasons. The need for financial appraisals if not meeting these standards will slow down and increase costs of making planning applications.</p> <p>Request deletion of this part of the policy.</p>	

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
<b>Section 8. Implementation</b>							
<b>General</b>							
20/ 50	The Grimston Park Estate  (Carter Jonas)	Section 8 General		NS		In line with the emerging contents of the Localism Bill we would suggest that the Council revisit the purposes of the monitoring indicators and the shift towards monitoring activity which informs the community of progress not of targets to Whitehall.	Would require a change to the text and Figure 13.
<b>Figure 13 Performance Indicators</b>							
38/ 44	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP1 and CP1A	NS	NS	--	The indicator proposes two mechanisms for measuring the policy. The indicator should be based on completions only and should not take into account planning permissions.	Would require a change to Figure 13.
41/ 70	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP1 and CP1A	Y	NS	-	The 'Target' in relation to Policy CP1/CP1A is incorrect in that it states 'more than 50% of housing development on PDL between 2004 – 2017'. This should be more than 40% in line with part C of Policy CP1 and Appendix 1, which also refers at paragraph 3 to 40%.	Minor Amendment
38/ 45	Barton Willmore obo Barratt Homes and David	CP2 and CP2A	NS	NS	--	Policy deals with meeting established housing targets. No trigger point which may lead to remedial action if the housing target is not being met.  Consequential objection to the performance indicator, as content of policy itself is objected to.	Would require a change to Figure 13.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Wilson Homes Yorkshire East Division						
14/ 4	Highways Agency	General + CP2A and CP8	NS	NS		<p>The Highways Agency supports the Core Strategy aim to reduce out commuting but is concerned that if this aim is not achieved more stress may be placed on the Strategic Road Network.</p> <p>In order to monitor the extent to which Selby is achieving its aspiration of reducing dependence on surrounding towns and cities, two additional indicators are suggested for policies CP2A and CP8.</p> <p>Suggest that should ongoing monitoring demonstrate that the aspiration is not being met, then a revision of infrastructure requirements may be necessary.</p>	Minor Amendment.
41/ 71	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP3	Y	NS	-	The 'Intended Outcome' for Policy CP3 should be changed to read "Overall housing delivery achieves levels <u>targeted</u> in the housing trajectory." Clarification is required.	Would require a change to Figure 13.
41/ 72	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	CP5	Y	NS	-	Objections made earlier in relation to tenure split of 40% intermediate and 60% social renting apply. We suggest this is amended to a 50:50 ratio. In addition we object to the 'target' reference stating the overall target for affordable housing provision of 40% is from <u>all</u> sources.	Would require a change to Figure 13.
37/	Environment	CP12	NS	NS	--	Suggest an indicator to measure % of development incorporating SuDs.	Minor Amendment.

Appendix 1. Policy and Resources Committee 24 March 2011

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
18	Agency					Change wording from 'permission granted contrary to outstanding EA objection' to 'permission granted contrary to outstanding EA flood risk objection'.	
38/ 46	Barton Willmore obo Barratt Homes and David Wilson Homes Yorkshire East Division	CP13 & CP16	NS	NS	--	Consequential objection to the performance indicator, as content of policies themselves are objected to.	Would require a change to Figure 13.
18/ 29	English Heritage	CP15	NS	N	J	In terms of assessing the effectiveness of the Plans policies for the management of the historic environment, it would be preferable to have two targets, one relating to the numbers of heritage assets, and the other with Heritage at Risk.  Suggest amending the target for Policy CP15 to read:-  <b>“ no net losses of designated heritage assets.”</b>  <b>“ reduction in the numbers of heritage assets on the “Heritage at Risk Register”</b>	Would require a change to Figure 13.
49/ 2	Natural England (James Walsh)	New	-	-	-	Suggest a new indicator:  <i>“Percentage of Landscape Character Areas where marked changes or significant changes inconsistent with character have occurred”</i>	Would require a change to Figure 13.

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
<b>Infrastructure Delivery Plan (IDP)</b>							
41/ 3	Dacres Commercial o.b.o. Redrow Homes & Persimmon Homes	General IDP	Y	N	E	<p>The Infrastructure Delivery Plan has not been undertaken in accordance with PPS12 (especially Paragraph 4.8 and 4.9 of PPS12).</p> <p>The Infrastructure Delivery Plan is lacking in detail, such as costs, phasing and timescales. As a result the Council is not informed in terms of what the impact will be on development of any financial requirements mentioned in the Core Strategy, and whether the costs will be such that development will be unviable and therefore undeliverable.</p> <p>In terms of the Olympia Park Strategic Development Site, the Infrastructure Delivery Plan includes so little detail that it provides no real steer to the developer of whether the requirements can be delivered and what might need to be provided before development commences, before units are occupied or in the way of maintenance payments.</p>	
42/ 3	Dacres Commercial o.b.o. P Swales	General IDP	Y	N	E	<p>The Infrastructure Delivery Plan has not been undertaken in accordance with Paragraphs 4.8 and 4.9 of PPS12.</p> <p>The Infrastructure Delivery Plan is lacking in detail, such as costs, phasing and timescales. As a result the Council is not informed in terms of what the impact will be on development of any financial requirements mentioned in the Core Strategy, and whether the costs will be such that development will be unviable and therefore undeliverable.</p> <p>In terms of the Olympia Park Strategic Development Site, the Infrastructure Delivery Plan includes so little detail that it provides no real steer to the developer of whether the requirements can be delivered and what might need to be provided before development commences, before units are occupied or in the way of maintenance payments.</p>	

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43/ 3	Dacres Commercial o.b.o. Hillam Consortium	General IDP	Y	N	E	<p>The Infrastructure Delivery Plan has not been undertaken in accordance with Paragraphs 4.8 and 4.9 of PPS12 states:</p> <p>The Infrastructure Delivery Plan is lacking in detail, such as costs, phasing and timescales. As a result the Council is not informed in terms of what the impact will be on development of any financial requirements mentioned in the Core Strategy, and whether the costs will be such that development will be unviable and therefore undeliverable.</p> <p>In terms of the Olympia Park Strategic Development Site, the Infrastructure Delivery Plan includes so little detail that it provides no real steer to the developer of whether the requirements can be delivered and what might need to be provided before development commences, before units are occupied or in the way of maintenance payments.</p>	
34/ 13	BOCM Pauls Ltd	IDP	NS	N	J	An updated version must accompany the Core Strategy, when submitted for Examination to provide a robust evidence base.	
34/ 14	BOCM Pauls Ltd	IDP	NS	N	E	Object to wording of para 2.32 and suggest an amended para - 'The proposed Strategic Development Site at Olympia Park (combined with other smaller development sites) is likely to yield more than 1,000 new dwellings in Barlby Parish. As a result, a review of existing capacity in the local catchment area for local primary and secondary provision will be undertaken to explore the potential options to accommodate the educational need generated by more than 1,000 new dwellings.'	
34/ 15	BOCM Pauls Ltd	IDP	NS	N	E	Object to wording of para 3.3 which could affect viability of a scheme. Suggest an amended para – 'The scheme will be accompanied by the provision of new social infrastructure to cater for future affordable housing, education, health care and community needs. Subject to the economics of	

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						provision, financial contributions required will normally be sought through negotiations between the Local Planning Authority and developers prior to or during the consideration of planning applications for the new development in accordance with the Adopted Developer Contributions Supplementary Planning Document.'	



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<b>Sustainability Appraisal</b>							
18/ 30	English Heritage	-	N	NS	-	<p>The Core Strategy sets out in some detail, the heritage assets of the District. Paragraph 3.3.3 of the Sustainability Appraisal identifies the potential conflict that exists between meeting the assessed development needs of the area with that of protecting its heritage assets. It also highlights the fact that a number of Selby's important designated assets have been identified as being at risk.</p> <p>Consequently this ought to be identified as a Key Sustainability Issue in this Non-Technical Summary.</p>	
50/ 37	Cunnane Town Planning obo SSOB(T)	-	NS	N	J	<p>The Sustainability Appraisal does not provide a justified conclusion on certain policies, namely CP1A, and CP2 are unsustainable.</p> <p>The SA concludes that CP1A is sustainable because it expects to make use of PDL sites whereas there is no sequential approach in the policy.</p> <p>The SA concludes that the policy is sustainable because it will meet local needs whereas it provides for housing growth in excess of local needs.</p>	
49/ 4	English Nature	-	NS	NS	-	<p>Overall the SA is compliant with the SEA Directive. Particularly welcome</p> <ul style="list-style-type: none"> <li>• References to the Directive throughout the report and the signposts in Appendix A</li> <li>• The timeline of options and SA interaction.</li> <li>• Section relating to environmental baseline data</li> </ul> <p>Concerned about</p> <ul style="list-style-type: none"> <li>• How judgements have been reached particularly in relation to the</li> </ul>	

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						<p>monitoring framework</p> <ul style="list-style-type: none"> <li>Whether all the indicators can be adequately measured</li> </ul> <p>The fact that nature conservation designations have been grouped rather than listing them separately to ensure full awareness of their importance, particularly in the case of the Lower Derwent Valley.</p>	
<b>Habitats Regulations Assessment</b>							
49/ 5	English Nature	-	NS	NS	-	<p>Pleased to note previous comments have been addressed, particularly Policy CP14. Shortcomings in the report are</p> <ul style="list-style-type: none"> <li>The appropriate assessment screening does not consider in-combination effects of neighbouring authorities plans and policies</li> <li>River Derwent SAC has not been included in the screening exercise</li> </ul> <p>Insufficient regard has been given to the impact of development in North Duffield and Hemingbrough on land functionally connected to the Lower Derwent.</p>	

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<b>LATE REPRESENTATIONS</b>							
<b>LR1 British Waterways</b>							
1	British Waterways	7.66	NS			<p>British Waterways welcomes reference to the Districts Canals as Green Infrastructure in Paragraph 7.66. However we note there is no recognition of their important, multifunctional role in the area within the Submission Draft. As a starting point for this recognition, we would recommend that the advice contained in the TCPA and BW Policy Advice Note (PAN) on Inland Waterways, published 2009<sup>[1]</sup>, is taken into account (See attached copy).</p> <p>The PAN stresses the multifunctional nature of canals, stating “The inland waterways are a multi-functional resource. Apart from their traditional role as a system of travel or transport they serve in a variety of roles, including:</p> <ul style="list-style-type: none"> <li>• an agent of or catalyst for regeneration;</li> <li>• a contributor to water supply and transfer, drainage and flood management;</li> <li>• a tourism, cultural, sport, leisure and recreation resource;</li> <li>• a heritage landscape, open space and ecological resource;</li> <li>• sustainable modes of transport; and</li> <li>• routes for telecommunication.”</li> </ul> <p>A useful starting point is page 27 of the PAN, which provides a checklist of questions aimed at “waterway proofing” LDF policies, including a</p>	Would require a change to the text.

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						Development Management Policies DPD.	
<b>LR2 NYCC Children and Young People's Services (Education)</b>							
1	NYCC Education	Whole documen t	NS	NS	-	Support the proposed Core Strategy.  Welcome the concentration of future development around Selby town and DSVs, from an education infrastructure perspective.  Pleased to see commitment to continue to consult with CYPS in process and prior to determination of planning applications.	For noting only.
<b>LR3 LDP Planning obo Stamford Homes Ltd</b>							
1	LDP obo Stamford Homes	CP1	NS	N	E	In the light of housing allocation shortfalls identified and the inability of the CS to adapt to these shortfalls the CS is unsound due to ineffectiveness.  Accept that majority of development should be focussed on the principal town of Selby but the significant restrictions placed on development within the villages are detrimental to the council's house building and affordable housing targets. Secondary villages are capable of accommodating growth and development can bring various benefits.	Would require a change to the Policy
2	LDP obo Stamford Homes	5.5	NS	N	NP	Existing commitments should not count towards the number of properties required as it is contrary to PPG3 paragraph 58.  There is no evidence provided to indicate that they commitments are developable and likely to contribute towards housing delivery.  The 10% reduction proposed to account for non-delivery is not justified by national guidance	Evidence dispute
3	LDP obo Stamford	5.28	NS	N	NP	Refers to windfall sites not being taken into account in land supply calculations until they become commitments. This disregards the fact that	Would require a change to the text.

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
	Homes					housing delivery targets should not be treated as a ceiling for development. Over-provision caused by the development of windfall sites is acceptable and should not reduce future residential development and allocations.	
4	LDP obo Stamford Homes	CP1 CP2 CP2A	NS	N	NP	<p>The CS in its current form will result in a massive shortfall in housing delivery which needs to be dealt with at this stage of the LDF and is therefore unsound because it is contrary to national policy.</p> <p>SHLAA evidence shows that the allocations available are unlikely to meet the housing targets due to being unviable and having significant restraints to development (e.g. within flood zone 3).</p> <p>58.6% of all allocations in the SHLAA in Selby, Tadcaster and the DSVs have serious flooding issues and raise doubts over their deliverability.</p> <p>Many of the allocated sites and sustainable development site provided in Selby, Brayton, Barlby, Osgodby and Thorpe Willoughby have not come forward before despite allocation and may never be delivered due to flood risk issues and necessary new infrastructure.</p> <p>Deliverability of the Olympia Park site is also questionable for a number of reasons:</p> <ul style="list-style-type: none"> <li>• Physically constrained access/not viable</li> <li>• Multiple ownership/legal issues</li> <li>• Flood risk (entirely FZ 3a)</li> <li>• Peat/land instability</li> </ul> <p>In order for delivery targets to be met the council have the choice of</p>	Would require a change to the Policy.

ID/Rep No.	Name/ Company/ Organisation	Paragraph/ Policy	Legally Compliant?	Sound?	Test of Soundness	Issues Raised	Implications
						<p>promoting secondary villages into the primary category or increase the housing distribution figures and the number of sites allocated within the secondary villages.</p> <p>This will provide a better range of allocations to choose from and without reducing sustainability and stagnating sustainable villages.</p> <p>Due to the sustainability of the following villages, they should be promoted to primary village classification: Byram, Brotherton, Camblesforth, Cawood, Church Fenton Airbase, Cliffe, Escrick and Stutton.</p> <p>Paragraph 4.20 outlines that the growth of Tadcaster has been restricted by the limited availability of land and this has undermined its role as a service centre. This is exacerbated by limited opportunities for new houses in surrounding villages. Inclusion of Stutton as a primary village would ensure there is sufficient housing delivery in the area contributing to Tadcaster's total requirement and strengthening the town's role as a local service centre.</p> <p>Notwithstanding the above, the quota of properties to be provided in secondary villages must be increased. Without any planned housing development, given their size and relative sustainability, they will stagnate.</p>	
5	LDP obo Stamford Homes	4.39	NS	NS		<p>Given that many allocations within Selby are constrained by flooding, support and recommend a full review of the Green Belt boundaries in order to ensure sufficient sites come forward to meet the RSS housing target.</p> <p>However, text at para 4.39 is insufficient and the CS needs a new Policy which outlines the need for a review of Green Belt boundaries and</p>	Would require a change to the Policy.

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						<p>development limits.</p> <p>The majority of the SHLAA sites are beyond development limits and this severely compromises their development (as well as Green Belt designations).</p>	