

<b>Affordable Housing for Local Needs</b>	
<b>Detailed Guidance</b>	Part 2 Section 1
<b>Land Use and Thresholds</b> Size Scale Significance  NB. Cumulative requirement. Cannot avoid by splitting sites. Includes areas of land/development that are part of a larger site and/or made up of 2 or more phases and involving one or more planning applications.	Residential and mixed use development with a domestic residential component  15 dwellings or more 0.5 hectares or more
<b>Methodology</b> In what form and at what scale?  On-site In kind Off-site Money	Amount - Target 40% target for H4 sites.  Tenure - Starting point 50:50 split social rented: intermediate (sub-market rent, shared ownership/equity, discounted for sale but NOT <i>low cost market housing</i> ) determined by evidence of local need and local circumstances.  100% for H11 sites with evidence from local needs survey to determine number, size, type and tenure.
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>• Submission of Affordable Housing Plan with planning application.</li> <li>• Usually s106 required to secure local needs affordable housing in long term.</li> <li>• Occupancy controls for local people in need on a cascade basis.</li> <li>• Provision of built units on site normally constructed by developer and transferred to an RSL.</li> <li>• Affordable Homes to be provided after agreed trigger of market units built.</li> <li>• In only exceptional circumstances will 40% be reduced and onus is on developer to provide evidence.</li> </ul>

<b>Recreation Open Space</b>	
<b>Detailed Guidance</b>	Part 2 Section 2
<p><b>Land Use and Thresholds</b>                      Size                      Scale                      Significance</p> <p>NB. Cumulative requirement. Cannot avoid by splitting sites. Includes areas of land/development that are part of a larger site and/or made up of 2 or more phases and involving one or more planning applications.</p>	<p>a) Residential and mixed use development with a domestic residential component of 5 dwellings or more.</p> <p>b) Exceptionally major retail and employment generating development. Assessed individually to identify impact it would have on the need for ROS in local area or a need generated on-site e.g. a play area and sitting out area at a supermarket/ retail park or business park.</p>
<p><b>Methodology</b>                      In what form and at what scale?</p> <p>In kind                      On-site                      Off-site                      Money</p>	<p>The preferred option to be determined by negotiation and agreed with LPA in the light of local need (e.g. ROS Strategy) and circumstances.</p> <p>a) <i>On-site</i>: 60 sq m per dwelling comprising Youth and Adult Facilities; Leisure/Amenity Space; Children's Casual Play; and Children's Equipped Play</p> <p>b) <i>Off-site New Provision</i>: £1 095 per dw*</p> <p>c) <i>Off-site Upgrading of existing</i> £991 per dw*</p> <p>d) A mixture of the above</p> <p>All options to include additional maintenance payments.</p> <p>*as at October 2006. Please check up-to-date figure with planning department.</p>
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>• ROS to be owned and managed by locally elected representatives of community (i.e. parish council) or nominated body.</li> <li>• Commuted sums to be paid at start of development.</li> <li>• Paid to SDC and distributed to Parish Councils in response to specific locally agreed proposals.</li> <li>• Repayment if not used after 5 years.</li> </ul>

<b>Waste and Recycling Facilities</b>	
<b>Detailed Guidance</b>	Part 2 Section 3
<p><b>Land Use and Thresholds</b>                      Size                      Scale                      Significance</p> <p>NB. Cumulative requirement.                      Cannot avoid by splitting sites.                      Includes areas of land/development that are part of a larger site and/or made up of 2 or more phases and involving one or more planning applications.</p>	<p>a) Residential (including conversions and changes of use)                      - ALL new dwellings are required to be designed to accommodate refuse bins and recycling boxes.                      - For residential developments of 4 dwellings or more developers to provide bins and boxes at their own cost.</p> <p>b) For large-scale commercial developments to make provision for sustainable waste and recycling facilities.</p>
<p><b>Methodology</b>                      In what form and at what scale?</p> <p>In kind                      On-site                      Off-site                      Money</p>	<p>a) ALL dwellings – ‘designed in’ to each new dwelling unit or to the side or rear. Where this is not possible then appropriately designed enclosures to be provided within the curtilage or close-by (see ‘other requirements’ below).</p> <p>b) For developments of 4 dwellings or more developers to provide at their own cost 2 no. 240 litre wheelie bins and 2 no. 55 litre recycling boxes per dwelling. For schemes, which cannot accommodate facilities at each dwelling e.g. large flatted developments – wheeled 660 litre or 1100 litre euro-bins plus 350 litre containers.</p> <p>c) On site provision.</p>
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>• Schemes must incorporate detailed design specifications set out in sections 4, 6 and 7 including Annexes, of the detailed guidance set out in Part 2 Section 3.</li> <li>• Contributions to be secured through conditions attached to planning permissions or through S106 Agreements or Unilateral Undertakings as appropriate.</li> </ul>

	<b>Primary Education</b>	<b>Secondary Education</b>
<b>Detailed Guidance</b>	Part 2 Section 4	Part 2 Section 4
<p><b>Land Use and Thresholds</b>                      Size                      Scale                      Significance</p> <p>NB. Cumulative requirement. Cannot avoid by splitting sites. Includes areas of land/development that are part of a larger site and/or made up of 2 or more phases and involving one or more planning applications.</p>	<p>a) Residential developments of 25 dwellings or more in Selby, Tadcaster and Sherburn in Elmet.</p> <p>b) Residential developments of 15 dwellings or more in the remaining rural areas.</p> <p>Both a) and b) regardless of site area.</p> <p>c) Large retail and employment generating uses where the Council consider there to be a direct impact on the need for the facilities or otherwise to mitigate the impact of major development on the local community in the area around the development can be clearly demonstrated.</p>	<p>a) Residential developments of 150 dwellings or more.</p> <p>and/or</p> <p>b) Residential Sites of 5 ha or more.</p> <p>c) Large retail and employment generating uses where the Council consider there to be a direct impact on the need for the facilities or otherwise to mitigate the impact of major development on the local community in the area around the development can be clearly demonstrated.</p>
<p><b>Methodology</b>                      In what form and at what scale?</p> <p>Money                      In kind                      On-site                      Off-site</p>	<p>Based on 0.25 primary places generated per relevant dwelling, as at April 2006: £11 450* per primary place (ages 5 - 11).</p> <p>See Sections 1.5 – 1.15 of Part 2 Section 4 for further details.</p>	<p>Based on 0.13 secondary school places generated per relevant dwelling, as at April 2006: £17 293* per secondary place (ages 11 – 16).</p> <p>See Sections 1.5 – 1.15 of Part 2 Section 4 for further details.</p>
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>• *Figures subject to annual review.</li> <li>• Contributions returned after 10 years if not spent.</li> <li>• Payments can be delayed or phased in some circumstances (e.g. large sites) by agreement with NYCC Children's Services Authority (CSA formerly LEA).</li> <li>• Payments normally required no later than first occupation of new dwellings.</li> </ul>	

<b>Primary Health Care Facilities</b>	
<b>Detailed Guidance</b>	Part 2 Section 4
<b>Land Use and Thresholds</b> Size Scale Significance  NB. Cumulative requirement. Cannot avoid by splitting sites. Includes areas of land/development that are part of a larger site and/or made up of 2 or more phases and involving one or more planning applications.	<p>a) Residential developments of 25 dwellings or more in Selby, Tadcaster and Sherburn in Elmet.</p> <p>b) Residential developments of 15 dwellings or more in the remaining rural areas.</p> <p>Both a) and b) regardless of site area.</p> <p>c) Large retail and employment generating uses where the Council consider there to be a direct impact on the need for the facilities or otherwise to mitigate the impact of major development on the local community in the area around the development can be clearly demonstrated.</p>
<b>Methodology</b> In what form and at what scale?  Money In kind On-site Off-site	<p>Details of the numbers of units proposed will be analysed along with the impact on the overall population in the locality and employment considerations.</p> <p>The overall population increase as a result of the proposed development will be used to assess the impact on primary health care provision in primary, community and out-reach requirements.</p> <p>An initial proposed design and estates solution (schedule of accommodation requirements and initial spatial assessment of the size of the facility required) would be determined using relevant NHS Guidance.</p> <p>From this, an assessment can be made of the location, condition and functional capability of existing practice premises in the locality in order to determine whether new-build within the proposed development or extension and refurbishment of existing premises in the locality is the preferred option.</p> <p>Depending on the preferred solution an estimate of capital costs will be made using NHS Guides.</p>
<b>Other Requirements</b>	Monies to be paid to the District Council and transferred to PCT (or other appropriate nominated body) at identified trigger point within scheme.

<b>Community Facilities</b>	
<b>Detailed Guidance</b>	Part 2 Section 4
<p><b>Land Use and Thresholds</b>                      Size                      Scale                      Significance</p> <p>NB. Cumulative requirement.                      Cannot avoid by splitting sites.                      Includes areas of land/development that are part of a larger site and/or made up of 2 or more phases and involving one or more planning applications.</p>	<p>a) Residential developments of 25 dwellings or more in Selby, Tadcaster and Sherburn in Elmet.</p> <p>b) Residential developments of 15 dwellings or more in the remaining rural areas.</p> <p>Both a) and b) regardless of site area.</p> <p>c) Large retail and employment generating uses where the Council consider there to be a direct impact on the need for the facilities or otherwise to mitigate the impact of major development on the local community in the area around the development can be clearly demonstrated.</p>
<p><b>Methodology</b>                      In what form and at what scale?</p> <p>Money                      In kind                      On-site                      Off-site</p>	<p>Assessment of the local need for Community Facilities will be made in consultation with local organisations and other stakeholders and where such a need can be directly related to the impacts of new development, negotiation will be undertaken to determine whether or not provision or contributions should be sought.</p> <p>For example (not exhaustive):</p> <ul style="list-style-type: none"> <li>• Community/village halls.</li> <li>• Meeting rooms/parish council offices.</li> <li>• Indoor recreational or sporting facilities.</li> <li>• Community information points/boards/systems.</li> </ul> <p>Preference for on-site but scope for off-site if this can be demonstrated to be clearly preferable.</p>
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>• The contributions could be used for new build/provision and improvements requiring capital expenditure but not repairs, maintenance and other revenue expenditure.</li> <li>• Consider co-location with other community-based facilities.</li> </ul>

<b>Transport/Highways Infrastructure and Facilities and Drainage Infrastructure</b>	
<b>Detailed Guidance</b>	Part 2 Section 5
<p><b>Land Use and Thresholds</b>                      Size                      Scale                      Significance</p> <p>NB. Cumulative requirement. Cannot avoid by splitting sites. Includes areas of land/development that are part of a larger site and/or made up of 2 or more phases and involving one or more planning applications.</p>	<ul style="list-style-type: none"> <li>• All types of development</li> <li>• Determined on a case-by-case basis.</li> <li>• No specific threshold,</li> </ul> <p>Transport Assessments and Drainage Studies will normally be required to be submitted with planning application for larger developments.</p> <p>Flood Risk Assessments will be required in accordance with criteria set out in Policy ENV5 of the Selby District Local Plan.</p>
<p><b>Methodology</b>                      In what form and at what scale?</p> <p>On-site                      Off-site                      In kind                      Money</p>	<p>Contributions for a wider range of matters may be sought, particularly for larger developments, which are in addition to statutory provision outside the planning system.</p> <p>For example (not exhaustive):</p> <ul style="list-style-type: none"> <li>• Bus stops/shelters.</li> <li>• Parking facilities at nearby railways stations.</li> <li>• Financing the establishment of new bus routes.</li> <li>• Travel Plans.</li> <li>• Facilities for pedestrians and cyclists.</li> </ul> <p>Based on technical studies undertaken by the developer and assessed by the LPA in association with the relevant authorities.</p> <p>The negotiations on what proportion of the costs of a particular infrastructure project should be the subject of a contribution, will be based on a specific and transparent methodology agreed between the parties involved (e.g. Highway/Drainage Authority, other infrastructure, facility or service provider, developer and the Local Planning Authority).</p>
<b>Other Requirements</b>	Dealt with through either Conditions or S106 Agreement or undertaking as necessary depending on the nature of contributions required.

<b>Local Employment Skills Training</b>	
<b>Detailed Guidance</b>	Part 2 Section 6
<p><b>Land Use and Thresholds</b>                      Size                      Scale                      Significance</p> <p>NB. Cumulative requirement.                      Cannot avoid by splitting sites.                      Includes areas of land/development that are part of a larger site and/or made up of 2 or more phases and involving one or more planning applications.</p>	<p>LPA will seek developer contributions in pursuance of economic development strategies and policies where it can be demonstrated as reasonable and justified to do so.</p> <p>Applies to any form of development as appropriate, in respect of large-scale schemes.</p> <p>Large scale for this purpose is defined as:</p> <p><i>a) Residential Development</i>                      Proposals for 50 dwellings or more or 2 hectares or more (net site area PPS3 definition).</p> <p><i>b) Retail or B1 Office</i>                      2500 square metres gross floor area (GFA) or 1 hectare or more (net site area).</p> <p><i>c) B8 Storage/Warehousing or B2 General Industry</i>                      5000 square metres gross floor area (GFA) or 2 hectares or more (net site area).</p>
<p><b>Methodology</b>                      In what form and at what scale?</p> <p>Money                      In kind                      On-site                      Off-site</p>	<p>Nature and scale of the impacts of the development on the local demand or needs for employment skills will be assessed. Particular attention will be given to the skills required in both the construction phase of the development and the development use.</p>
<b>Other Requirements</b>	<ul style="list-style-type: none"> <li>For the purpose of this guidance, Local Employment Skills Training relates to the training of residents in the local community to fulfil a number of objectives. See also Part 2 Section 6, Paragraphs 2.6.11 to 2.6.14 and 2.6.21.</li> </ul>



<b>Enhancement of the Public Realm</b>	
<b>Detailed Guidance</b>	Part 2 Section 6
<p><b>Land Use and Thresholds</b>                      Size                      Scale                      Significance</p> <p>NB. Cumulative requirement.                      Cannot avoid by splitting sites.                      Includes areas of land/development that are part of a larger site and/or made up of 2 or more phases and involving one or more planning applications.</p>	<p>LPA will seek developer contributions in pursuance of environmental enhancement strategies and policies where it can be demonstrated as reasonable and justified to do so.</p> <p>Generally applies to any form of development as appropriate, in respect of large-scale schemes.</p> <p>Large scale for this purpose is defined as:  <i>a) Residential Development</i>                      Proposals for 50 dwellings or more or 2 hectares or more (net site area PPS3 definition).  <i>b) Retail or B1 Office</i>                      2500 square meters gross floor area (GFA) or 1 hectare or more (net site area).  <i>c) B8 Storage/Warehousing or B2 General Industry</i>                      5000 square metres gross floor area (GFA) or 2 hectares or more (net site area).</p> <p>Exceptionally provision for Enhancement of the Public Realm may be required on smaller scale developments where for example such development could affect significantly sensitive or special parts of the public realm (such as areas of historic and/or architectural importance).</p>
<p><b>Methodology</b>                      In what form and at what scale?</p> <p>Money                      In kind                      On-site                      Off-site</p>	<p>The public realm for the purpose of this guidance comprises all those parts of the built and natural environment where the public have free access (e.g. streets, squares, rights of way, open spaces/parks and public/private spaces with unrestricted public access etc.).</p> <p>The nature and scale of impacts of the development on the quality of the public realm will be assessed in determining whether a contribution will be sought.</p> <p>Could also include improvements of the public realm at a distance from the development site.</p> <p>Examples are varied but could include: special landscape features, townscape features such as specific works of art, and cultural projects such as street performance.</p>
<b>Other Requirements</b>	See further detailed guidance at Part 2 Section 6, Paragraphs 2.6.10 to 2.6.11, and 2.6.15 to 2.6.21.

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