

Let's Talk

PLAN SELBY

SHERBURN FACT SHEETS

Selby District Market Town Study

24th June 2015 Revision C

Introduction

This facts sheets booklet provides a summary of the key issues and recommendations identified following a baseline review of recent evidence base studies undertaken by consultants on behalf of Selby District Council to inform and support the PLAN Selby preparation process.

The facts sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

The Draft evidence base studies have been published in full on the Council website as part of the Let's Talk PLAN Selby focussed engagement, which provides an opportunity to comment from the 29th June to Monday 10th August 2015.

Fact Sheets: Deficits Needs and Aspirations

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM7	Sherburn in Elmet	To inform both Community and Technical Groups	Round 1

Summary of Deficits, Needs and Aspirations

THEME	KEY ISSUES
Deficits	<ul style="list-style-type: none"> • Poor choice of shops • Car parking availability • Housing requirement from previous Local Plan allocation not built out
Needs	<ul style="list-style-type: none"> • To adequately meet daily shopping and service needs • To provide 54 new dwellings, however if Tadcaster is unable to meet its housing needs, Sherburn and Selby will be required to provide the additional shortfall of 476 houses. • To provide affordable housing (1- and 2-bed properties, 25% : 75% split of intermediate and social/affordable rented provision • To provide mid-market homes with 2 and 3 bedrooms and satisfy strong demand for bungalows • To provide additional care/support and specialist housing • To register and identify plots in larger developments for custom build • General junction improvements onto Strategic Road Network • Primary School Growth and Extra Care housing
Aspirations	<ul style="list-style-type: none"> • Improved food store provision • Improved youth/young adult facilities. a new swimming pool and improved play areas for children • An improved range of places to eat • Improvements in quality of town centre environment

Retail and Leisure

THEME	KEY ISSUES	REFERENCE								
Deficits	<ul style="list-style-type: none"> A number of deficits have been identified from the in-centre shopper and business survey's undertaken as part of the Retail and Leisure Study. These are as follows: Unattractiveness of the environment Poor choice of shops Car parking availability. Lack of leisure facilities, particularly health and fitness facilities. 	Selby District Council Selby Retail and Leisure Study (RLS), May 2015, GVA Grimley								
Needs	<ul style="list-style-type: none"> The Study recommends that given that the limitations of the existing offer and that the town centre serves highly localised catchments, the forward strategy should focus on adequately meeting daily shopping and service needs. The following table sets out the identified retail and leisure need in Selby based on the conclusions of the RLS: <table border="1"> <thead> <tr> <th>Location</th> <th>Convenience</th> <th>Comparison</th> <th>Leisure</th> </tr> </thead> <tbody> <tr> <td>Sherburn in Elmet</td> <td>None</td> <td>None</td> <td>None</td> </tr> </tbody> </table>	Location	Convenience	Comparison	Leisure	Sherburn in Elmet	None	None	None	Selby District Council Selby Retail and Leisure Study (RLS), May 2015, GVA Grimley
Location	Convenience	Comparison	Leisure							
Sherburn in Elmet	None	None	None							
	<ul style="list-style-type: none"> No more development needed The Parish Council is of the view no further housing or employment land needs to be allocated prior to 2027, there is also no need to discount Sherburn figures by 10%. Sherburn now needs to address the current infrastructure shortfall and over provision of employment land. Land should be removed from the Green Belt for Sherburn to grow. Review village centre and consider expansion to north to include shopping/supermarkets and include a bypass. The Parish Council considers: The village is in need of new indoor and outdoor leisure facilities including the replacement of the high school pool, SDC is working with the school on an allweather pitch but more needs to be done. The access to the A1 at Lumby needs improving while the 2 train stations need improved parking and services to Leeds and York. There is also a need for a household recycling centre to serve the SW of the district. The cemetery at All Saints Church will be at capacity in 2 years a site is urgently needed The Sherburn le Willows SSSI which is a Yorkshire Wildlife Trust reserve has very high quality grassland. Buffering and protection should be installed to stop new development/residents damaging the site. 	Summary of 'Needs' Identified through Representations Received on 'Town Centre' Visions as part of the Initial Consultation on PLAN Selby November 2014-January 2015								

THEME	KEY ISSUES	REFERENCE
Aspiration	<ul style="list-style-type: none"> The main suggested retail improvements that would encourage respondents to shop in the town centre more often was improved food store provision, however there is insufficient capacity to support significant new convenience provision within the town, since recent approval of ALDI store. When asked what leisure improvements would persuade them to visit the town centre more often, the most popular suggested improvement was an enhanced range of health and fitness facilities / gyms, followed by improved youth / young adult facilities, a new swimming pool, improved play areas for children and an improved range of places to eat. Local businesses consider the poor quality of the town centre environment and availability of car parking to be the main issues facing Sherburn in Elmet. 	Selby District Council Selby Retail and Leisure Study (RLS), May 2015, GVA Grimley

Employment

THEME	KEY ISSUES	REFERENCE
Deficit	<ul style="list-style-type: none"> None identified 	
Need	<ul style="list-style-type: none"> The ELR recommends the de-allocation of the existing allocated Sherburn Enterprise Park (1.46 ha) The ELR confirms that the Mine at Gascoigne Wood has potential to meet specialist freight terminal need. In summary, this ELR Report states that employment need and demands can be met by existing employment sites (Sherburn Enterprise Park) 	Employment Land Review (ELR) (Draft) June 2015, GVA GRIMLEY
Aspiration	<ul style="list-style-type: none"> None identified 	

Housing

THEME	KEY ISSUES	REFERENCE
Deficit	<ul style="list-style-type: none"> None identified 	

THEME	KEY ISSUES	REFERENCE
Need	<ul style="list-style-type: none"> • PLAN Selby must identify sufficient housing land allocations to deliver 7200 homes in the district up to 2027 as set out in the Core Strategy. This equates to 450 new homes per year. The indicative amount of new allocations based on the Core Strategy and completion and planning permissions granted since adoption of the Core Strategy are as follows: • Selby Urban Area: <u>2061 new dwellings (including Olympia Park site)</u> 51% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • Sherburn in Elmet: <u>54 new dwellings</u> 11% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • Tadcaster: <u>476 new dwellings</u> 7% of overall district requirement (subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) 	<p>Selby District Council – Updated Figures as at 1 April 2015</p>
	<ul style="list-style-type: none"> • The purpose of the SHMA is to address housing need in Selby District and to develop a robust understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the population. • Some key draft findings are: • The District’s objectively assessed need for housing is about 430 dwelling per annum up to 2027. This supports the adopted policy position in the adopted Core Strategy. • There remains a significant affordable housing need across the District and this supports the Council’s adopted policy position. • In terms of wider sub regional housing markets, the strongest relationship based on local authority areas is between Selby and York. However, in policy terms there should be recognition of the relationships with Leeds and Wakefield from a housing market point of view. This supports the production of a SHMA for Selby District. • The analysis in the Assessment indicates that the majority of demand for market housing will be for mid-market homes with 2 and 3 bedrooms and a strong demand for bungalows. This should inform strategic policy and the ‘portfolio’ of sites which are considered through the PLAN Selby. • The majority of the need for affordable housing is for 1- and 2-bed properties. This should inform strategic policy and the ‘portfolio’ of sites which are considered through the PLAN Selby • The needs evidence suggests that a 25%/ 75% split of affordable housing provision between intermediate and social/ affordable rented provision would be appropriate. • Demographic change likely to see a requirement for additional care/ support and specialist housing provision. Net need for 417 bed spaces. This should be considered in identifying potential sites in accessible locations. 	<p>Selby District Council – Draft Selby Strategic Housing Market Assessment, June 2015, Prepared By GL Hearn Limited</p>

THEME	KEY ISSUES	REFERENCE
	<ul style="list-style-type: none"> Custom build – Council should set up register and identify plots in larger developments. 	
Aspiration	<ul style="list-style-type: none"> None identified 	

Infrastructure

THEME	KEY ISSUES	REFERENCE
Deficit	<ul style="list-style-type: none"> None identified 	
Need	<ul style="list-style-type: none"> This Infrastructure Delivery Plan (IDP) outlines the presence of and planned delivery of infrastructure which is relevant to the area covered by the Local Plan for Selby District, including specific infrastructure requirements of sites allocated for development in PLAN Selby. The IDP states that in Sherburn in Elmet there is a need to accommodate Primary School growth, Extra Care housing, and to manage any additional traffic onto the Strategic Road Network. A recent planning application for large scale housing growth totalling 700 units is addressing these issues through the negotiation of a Section 106 agreement. <i>(Note: Update - There are 3 planning permissions totalling 702 dwellings as at 1 April 2015)</i> 	Selby District Council – Draft Infrastructure Delivery Plan (IDP), September 2014
Aspiration	<ul style="list-style-type: none"> None identified 	

Fact Sheets: Technical Issues - Spatial

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM10	Sherburn In Elmet	To inform both Community and Technical Groups	Round 1

Flood Risk

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Council has recently commissioned Aecom to refresh and update this 2010 Strategic Flood Risk Assessment. The conclusions referenced from the 2010 study below may change in the light of the findings of the 2015 SFRA. This Assessment confirms it is not possible for the Council to accommodate all proposed housing and employment land requirements, on land at the lowest risk of flooding if wider sustainability and regeneration objectives are to be achieved. 	Level 1 and 2 Strategic Flood Risk Assessment And Addendum (SFRA), Living Document, February 2010, Prepared By Scott Wilson On Behalf Of Selby District Council
<ul style="list-style-type: none"> The Level 1 and Level 2 SFRA should inform land allocations and the future growth of each town proposed as part of PLAN Selby. 	
<ul style="list-style-type: none"> The Sequential Test concluded that the housing requirement for Sherburn-in-Elmet and Tadcaster and 'low flood risk' sustainable villages can be satisfied on land at lowest risk of flooding (Flood Zone 1). 	
<ul style="list-style-type: none"> The Flood Maps identified on the Technical Issues – Spatial Plan indicate those areas of each settlement that are at risk of flooding and those areas at low risk which will inform the approach to growth and will also inform proposed land allocations identified in PLAN Selby. 	

Green Belt

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The supporting Technical Issues - Spatial Plans identifies the current extent of the Green Belt around Sherburn in Elmet 	A Stage I Study Of Green Belt, Strategic

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The purpose of the Stage 1 Study is to independently and objectively assess the extent to which areas of Green Belt within Selby District meet the five purposes of the Green Belt as defined within NPPF. 	Countryside Gaps, Safeguarded Land and Development Limits - Green Belt Study, Prepared By ARUP on Behalf Of Selby District Council, June 2015
<ul style="list-style-type: none"> The Stage 1 Green Belt Study, when finalised after focused engagement, will provide the findings on how well 'general areas' of the Green Belt perform against the five purposes of the Green Belt. It does not reach a judgement on what general areas should be taken forward for further consideration in Stages 2 and 3 to identify specific parcels of land that have the potential to be released from the Green Belt. 	
<ul style="list-style-type: none"> Participants of the focused engagement are being asked to comment on the Green Belt General Areas Assessment contained in the Stage 1 study and how the judgement should be made in Stage 2 of the Study to determine which General Areas of the Green Belt should be taken forward for further consideration. 	
<ul style="list-style-type: none"> It will not be until these later two stages of the Green Belt Study are completed, along with the Council's site option assessment work, that the implications on potential release of Green Belt land for PLAN Selby will be known. 	
<ul style="list-style-type: none"> If changes to the Green Belt boundaries are to be proposed by the Council, exceptional circumstances must be demonstrated. The existence or not of exceptional circumstances cannot be made until the remainder of the Green Belt Study and further work on the site options contained in the Council's Strategic Housing Land Availability Assessment (SHLAA), Employment Land Review (ELR) and Retail site options have been assessed. 	

Development Limits

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> ARUP recommend that PLAN Selby adopts a tight Development Limit boundary which will incorporate the outcomes of the separate Green Belt Study and Strategic Countryside Gaps review processes, as well as incorporating a check of existing defined Development Limits in order to correct any minor errors or discrepancies since the previous Limits were established, which will in turn inform the Housing and Employment Site Selection Process and dictate where future growth of the market towns can be accommodated in accordance with the Council's housing requirements set out in the Core Strategy. 	A Study Of The Green Belt, Safeguarded Land, Strategic Countryside Gap, and Development Limits For Plan Selby - Definition Of Development Limits, By Arup On Behalf Of Selby District Council, June 2015
<ul style="list-style-type: none"> Criteria for defining Development Limits is recommended as follows: <ol style="list-style-type: none"> 1. Proposed / Existing Site Allocations 2. Check of Existing Development Limits in terms of the following <ol style="list-style-type: none"> a) Extant planning consents b) Functional relationship to physical form of built-up area 	

KEY ISSUES	REFERENCE
c) Functional relationship to use of built-up area. d) Relationship to permanent physical boundaries	

Please refer to the Technical Issues – Spatial Plan for all technical issues.

Fact Sheets: Technical Issues – Town Centre

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM13	Sherburn In Elmet	To inform both Community and Technical Groups	Round 1

Town Centre

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The defined Town Centre Boundary identifies the extent of the retail area as currently defined by the Selby District Local Plan Proposals Map. These areas are identified on the Technical Issues – Town Centre Plan. 	Selby District Local Plan Proposals Map (54)
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town as car parking. These are identified on the Technical Issues – Town Centre Plan. 	
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town as Local Amenity Space. These are identified on the Technical Issues – Town Centre Plan. 	
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town as Recreation Open Space. These are identified on the Technical Issues – Town Centre Plan. 	

Please refer to the Technical Issues – Town Centre Plan for all technical issues.

Fact Sheets: Technical Issues – Natural & Heritage Environment

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SMI6	Sherburn in Elmet	To inform both Community and Technical Groups	Round 1

Town Centre

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town identified as Local Amenity Space. These are identified on the Technical Issues – Natural & Heritage Environment Plan. 	Selby District Local Plan Proposals Map (54)
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town identified as Sites of Importance for Nature Conservation. These are identified on the Technical Issues – Natural & Heritage Environment Plan. 	
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town identified as Recreation Open Space. These are identified on the Technical Issues – Natural & Heritage Environment Plan. 	

Green Belt

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The purpose of the Stage 1 Study is to independently and objectively assess the extent to which areas of Green Belt within Selby District meet the five purposes of the Green Belt as defined within NPPF. 	A Study Of Green Belt, Safeguarded Land, Strategic Countryside Gaps, and Development Limits - Green Belt Study, Prepared By ARUP on Behalf Of Selby District Council, June 2015

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Stage 1 Green Belt Study, when finalised after focused engagement, will provide the findings on how well 'general areas' of the Green Belt perform against the five purposes of the Green Belt. It does not reach a judgement on what general areas should be taken forward for further consideration in Stages 2 and 3 to identify specific parcels of land that have the potential to be released from the Green Belt. 	
<ul style="list-style-type: none"> Participants of the focused engagement are being asked to comment on the Green Belt General Areas Assessment contained in the Stage 1 study and how the judgement should be made in Stage 2 of the Study to determine which General Areas of the Green Belt should be taken forward for further consideration. 	
<ul style="list-style-type: none"> It will not be until these later two stages of the Green Belt Study are completed, along with the Council's site option assessment work, that the implications on potential release of Green Belt land for PLAN Selby will be known. 	
<ul style="list-style-type: none"> If changes to the Green Belt boundaries are to be proposed by the Council, exceptional circumstances must be demonstrated. The existence or not of exceptional circumstances cannot be made until the remainder of the Green Belt Study and further work on the site options contained in the Council's Strategic Housing Land Availability Assessment (SHLAA), Employment Land Review (ELR) and Retail site options have been assessed. 	

Development Limits

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> ARUP recommend that PLAN Selby adopts a tight Development Limit boundary which will incorporate the outcomes of the separate Green Belt Study and Strategic Countryside Gaps review processes, as well as incorporating a check of existing defined Development Limits in order to correct any minor errors or discrepancies since the previous Limits were established, which will in turn inform the Housing and Employment Site Selection Process and dictate where future growth of the market towns can be accommodated in accordance with the Council's housing requirements set out in the Core Strategy. 	<p>A Study Of The Green Belt, Safeguarded Land, Strategic Countryside Gap, and Development Limits For Plan Selby - Definition Of Development Limits, By Arup On Behalf Of Selby District Council, June 2015</p>
<ul style="list-style-type: none"> Criteria for defining Development Limits is recommended as follows: <ol style="list-style-type: none"> 1) Proposed / Existing Site Allocations 2) Check of Existing Development Limits in terms of the following <ol style="list-style-type: none"> a. Extant planning consents b. Functional relationship to physical form of built-up area c. Functional relationship to use of built-up area. d. Relationship to permanent physical boundaries 	

Please refer to the Technical Issues – Natural & Heritage Environment Plan for all technical issues.

Fact Sheets: Options - Spatial

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REFERENCE	TOWN	GROUPS	EVENTS
SM19	Sherburn in Elmet	To inform both Community and Technical Groups	Round 1

Flood Risk

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Council has recently commissioned Aecom to refresh and update this 2010 Strategic Flood Risk Assessment. The conclusions referenced from the 2010 study below may change in the light of the findings of the 2015 SFRA. This Assessment confirms it is not possible for the Council to accommodate all proposed housing and employment land requirements, on land at the lowest risk of flooding if wider sustainability and regeneration objectives are to be achieved. 	Level 1 and 2 Strategic Flood Risk Assessment And Addendum (SFRA), Living Document, February 2010, Prepared By Scott Wilson On Behalf Of Selby District Council
<ul style="list-style-type: none"> The Level 1 and Level 2 SFRA should inform land allocations and the future growth of each town proposed as part of PLAN Selby. 	
<ul style="list-style-type: none"> The Sequential Test concluded that the housing requirement for Sherburn-in-Elmet and Tadcaster and 'low flood risk' sustainable villages can be satisfied on land at lowest risk of flooding (Flood Zone 1). 	
<ul style="list-style-type: none"> The Flood Maps identified on the Technical Issues – Spatial Options Plan indicate those areas of each settlement that are at risk of flooding and those areas at low risk which will inform the approach to growth and will also inform proposed land allocations identified in PLAN Selby. 	

Housing

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> Options to deliver the housing requirement for Sherburn in Elmet given in the Initial Consultation are as follows: 	The Site and Policies Local Plan – Initial Consultation 24 November to 19 January

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> 1. Allocating larger sites than required to ensure delivery; 2. Allocating sites not currently available and deliverable but will be by the end of plan period; 3. Identify contingency site allocations that could be released later on in plan period in the event of non-delivery. <ul style="list-style-type: none"> • The approach to site allocation will be based on evidence and the site selection methodology in the SHLAA. <ul style="list-style-type: none"> 1. PDL within existing settlements 2. Suitable greenfield sites within settlements 3. Extensions to existing settlements on PDL 4. Extensions to existing settlements on greenfield land • The most recent housing requirement figures based on April 2015 housing completions are as follows: • Selby Urban Area: <u>2061 new dwellings (including Olympia Park site)</u> 51% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • Sherburn in Elmet: <u>54 new dwellings</u> 11% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • In order to accommodate the scale of growth required a review of current Development Limits will be undertaken and where a settlement is within or adjoining Green Belt a localised review of that boundary may also be undertaken. 	<p>2015</p>
<ul style="list-style-type: none"> • The SHLAA forms part of the evidence base for PLAN Selby and sets out potential land available for housing in the District that will inform the Site Allocations part of PLAN Selby. 	<p>Strategic Housing Land Availability Assessment (SHLAA), 2015</p>
<ul style="list-style-type: none"> • The SHLAA identifies all sites on a map and provides an assessment of each site, in terms of its suitability, availability and achievability to determine whether a site is realistically expected to be developed. 	
<ul style="list-style-type: none"> • Based on the information currently made available to the Council, the total number of sites considered as part of the SHLAA total of 513 sites. 204 of these sites were made up of planning permissions, SDLP allocations and Core Strategy allocations. A Further 309 were identified as 'potential sites'. 	
<ul style="list-style-type: none"> • The results show that the amount than could be delivered over the plan period is far in excess of what is shown to be needed in the Initial Consultation PLAN Selby. 	
<ul style="list-style-type: none"> • With specific reference to Sherburn in Elmet the total number of sites assessed in the SHLAA is as follows: • Sherburn In Elmet – Total 3689 houses (capacity from SHLAA). Initial Consultation PLAN Selby requirement: 790 houses (from Core Strategy) with 57 from new allocations. Currently updated figures at 2015 (see above) = 54 dwellings required on new allocations. 	

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • Whilst most of these sites identified in the SHLAA could potentially be delivered in 0-5 years, the number of sites and total number of houses identified is in excess of Sherburn In Elmet's requirement set out in Initial Consultation PLAN Selby. Those sites identified should now be considered and assessed as part of the preparation of PLAN Selby and housing allocations identified in the Plan. • All Sherburn in Elmet SHLAA sites are identified on the Spatial Options Plan. 	
<ul style="list-style-type: none"> • The purpose of the SHMA is to address housing need in Selby District and to develop a robust understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the population. • The purpose of the SHMA is to address housing need in Selby District and to develop a robust understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the population. • Some key draft findings are: <ul style="list-style-type: none"> • The District's objectively assessed need for housing is about 430 dwelling per annum up to 2027. This supports the adopted policy position in the adopted Core Strategy. • There remains a significant affordable housing need across the District and this supports the Council's adopted policy position. • In terms of wider sub regional housing markets, the strongest relationship based on local authority areas is between Selby and York. However, in policy terms there should be recognition of the relationships with Leeds and Wakefield from a housing market point of view. This supports the production of a SHMA for Selby District. • The analysis in the Assessment indicates that the majority of demand for market housing will be for mid-market homes with 2 and 3 bedrooms and a strong demand for bungalows. This should inform strategic policy and the 'portfolio' of sites which are considered through the PLAN Selby. • The majority of the need for affordable housing is for 1- and 2-bed properties. This should inform strategic policy and the 'portfolio' of sites which are considered through the PLAN Selby • The needs evidence suggests that a 25%/ 75% split of affordable housing provision between intermediate and social/ affordable rented provision would be appropriate. • Demographic change likely to see a requirement for additional care/ support and specialist housing provision. Net need for 417 bed spaces. This should be considered in identifying potential sites in accessible locations. • Custom build - Council should set up register and identify plots in larger developments. 	<p>Selby District Council – Draft Selby Strategic Housing Market Assessment, June 2015, Prepared By GL Hearn Limited</p>

Employment

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The ELR recommends that there is sufficient existing supply and further sites do not need to be identified. 	Employment Land Review (ELR) (Draft) June 2015, GVA GRIMLEY

Green Belt

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Stage 1 Green Belt Study, when finalised after focused engagement, will provide the findings on how well 'general areas' of the Green Belt perform against the five purposes of the Green Belt. It does not reach a judgement on what general areas should be taken forward for further consideration in Stages 2 and 3 to identify specific parcels of land that have the potential to be released from the Green Belt. 	A Stage 1 Study Of The Green Belt Strategic Countryside Gaps, Safeguarded Land and Development Limits For Plan Selby - Strategic Countryside Gaps, Prepared By ARUP on behalf of Selby District Council, June 2015
<ul style="list-style-type: none"> Participants of the focused engagement are being asked to comment on the Green Belt General Areas Assessment contained in the Stage 1 study and how the judgement should be made in Stage 2 of the Study to determine which General Areas of the Green Belt should be taken forward for further consideration. 	

Development Limits

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> ARUP recommend that PLAN Selby adopts a tight Development Limit boundary which will incorporate the outcomes of the separate Green Belt Study and Strategic Countryside Gaps review processes, as well as incorporating a check of existing defined Development Limits in order to correct any minor errors or discrepancies since the previous Limits were established, which will in turn inform the Housing and Employment Site Selection Process and dictate where future growth of the market towns can be accommodated in accordance with the Council's housing requirements set out in the Core Strategy. 	A Study Of The Green Belt, Strategic Countryside Gap, Safeguarded Land and Development Limits For Plan Selby - Definition Of Development Limits, By Arup On Behalf Of Selby District Council, June 2015
<ul style="list-style-type: none"> Criteria for defining Development Limits is recommended as follows: <ol style="list-style-type: none"> 1) Proposed / Existing Site Allocations 2) Check of Existing Development Limits in terms of the following <ol style="list-style-type: none"> a. Extant planning consents 	

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> b. Functional relationship to physical form of built-up area c. Functional relationship to use of built-up area. d. Relationship to permanent physical boundaries 	

Site Specific

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • In November 2006, the three 'Renaissance Market Town Teams' for Selby, Sherburn in Elmet and Tadcaster, in partnership with Yorkshire Forward, Selby District Council, URBED and other consultants, published the Selby District Renaissance Strategic Development Framework (SDF). • This was the culmination of work during that year which sought to progress the Selby District Charter and its 25 year vision into specific development projects and environmental enhancements. • The projects set out in the SDF include the creative use of architecture, urban design and landscaping to transform the quality of the public realm of the district, the streets, parks and spaces of the towns. As well as proposals for the enhancement of the public realm, the SDF also considered the future growth of the three towns and where new housing and employment should be planned. • Some of these projects were progressed and have since been completed. Some of these projects have not been pursued for a number of different reasons i.e. land assembly, deliverability. This engagement provides an opportunity to consider whether these projects are deliverable and worthy of pursuing during the next plan period. • The projects that have not been delivered and are relevant to consider here are identified on the Spatial Options Plan and identified below: <ul style="list-style-type: none"> • The development of a Country Park on the former Gascoigne Wood spoil heaps. Not currently developed. • The development of an Eco-Village linked to a Techno-pole and Country Park on the Gascoigne Wood mine site. Not currently developed. 	<p>Strategic District Renaissance Strategic Development Framework (SDF), 2006</p>

Please refer to the Sherburn in Elmet Spatial Options Plan.

Fact Sheets: Options – Town Centre

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM22	Sherburn in Elmet	To inform both Community and Technical Groups	Round 1

Retail & Leisure

KEY ISSUES	REFERENCE
<p>The RLS Study makes the following recommendations relevant to the town centre.</p> <ul style="list-style-type: none"> GVA recommend that the Council consider the potential to provide enhanced public leisure facilities in Sherburn in Elmet. 	Selby District Council Selby Retail and Leisure Study (RLS), May 2015, GVA Grimley
<p>Town Centre Boundaries</p> <ul style="list-style-type: none"> GVA recommend that the existing boundaries should be tightened to exclude areas of established residential uses and those areas which are located some distance from the Primary Shopping Area and do not function as part of the town centres. In parts of Sherburn in Elmet, GVA have further recommended the inclusion of small areas adjacent to but outside of the existing Shopping & Commercial Centre (SCC) boundary, that is predominantly occupied by main town centre uses and is well related to the existing SCC area. The recommended new town centre boundaries are identified on the Town Centre Options Plan. 	
<p>Primary Shopping Area (PSA) Boundaries</p> <ul style="list-style-type: none"> It is considered that Sherburn in Elmet is too small in physical terms to robustly define a primary shopping area boundary. The study therefore only recommends the designation of a Primary Shopping Area for Selby. 	
<p>Frontage Policies</p> <ul style="list-style-type: none"> In the case of smaller centres, such as Sherburn in Elmet, the town centre may not extend beyond the primary shopping area or indeed frontages. As such, GVA consider that Sherburn in Elmet is too small to necessitate the definition of primary or secondary shopping frontages. 	

KEY ISSUES	REFERENCE
<p>Town Centre Initiatives identified through RLS</p> <ul style="list-style-type: none"> • In completing the study exercise, a number of overarching themes have arisen from the individual survey exercises which would enhance their attractiveness as retail destinations. Several initiatives which are not specific to any one particular market town. High quality public realm is essential in creating an attractive town centre and thus increasing dwell time and enhances the character of the towns and therefore promotes their Unique Selling Point. • Digitising the High Street • Marketing & Promotion 	

Site Specific

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • In November 2006, the three 'Renaissance Market Town Teams' for Selby, Sherburn in Elmet and Tadcaster, in partnership with Yorkshire Forward, Selby District Council, URBED and other consultants, published the Selby District Renaissance Strategic Development Framework (SDF) . • This was the culmination of work during that year which sought to progress the Selby District Charter and its 25 year vision into specific development projects and environmental enhancements. • The projects set out in the SDF include the creative use of architecture, urban design and landscaping to transform the quality of the public realm of the district, the streets, parks and spaces of the towns. As well as proposals for the enhancement of the public realm, the SDF also considered the future growth of the three towns and where new housing and employment should be planned. • Some of these projects were progressed and have since been completed. Some of these projects have not been pursued for a number of different reasons i.e. land assembly, deliverability. This engagement provides an opportunity to consider whether these projects are deliverable and worthy of pursuing during the next plan period. • The projects that have not been delivered and are relevant to consider here are identified on the Spatial Options Plan and identified below: <ul style="list-style-type: none"> • Improvements and calming of Low Street. Not currently developed due to land assembly issues. • Calming of traffic at the cross roads of Low Street / Finkle Hill with Kirkgate / Moor Lane. Not currently developed due to land assembly issues. • The recreation of the village square between the Social Club and Kirkgate. Not currently developed. 	<p>Strategic District Renaissance Strategic Development Framework (SDF), 2006</p>

Please refer to the Sherburn in Elmet Town Centre Options Plan.

Fact Sheets: Options – Natural & Heritage Environment

The fact sheet will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM25	Sherburn in Elmet	To inform both Community and Technical Groups	Round 1

Green Belt

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Stage 1 Green Belt Study, when finalised after focused engagement, will provide the findings on how well 'general areas' of the Green Belt perform against the five purposes of the Green Belt. It does not reach a judgement on what general areas should be taken forward for further consideration in Stages 2 and 3 to identify specific parcels of land that have the potential to be released from the Green Belt. 	A Stage 1 Study Of The Green Belt Strategic Countryside Gaps, Safeguarded Land and Development Limits For Plan Selby - Strategic Countryside Gaps, Prepared By ARUP on behalf of Selby District Council, June 2015
<ul style="list-style-type: none"> Participants of the focused engagement are being asked to comment on the Green Belt General Areas Assessment contained in the Stage 1 study and how the judgement should be made in Stage 2 of the Study to determine which General Areas of the Green Belt should be taken forward for further consideration. 	

Development Limits

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> ARUP recommend that PLAN Selby adopts a tight Development Limit boundary which will incorporate the outcomes of the separate Green Belt Study and Strategic Countryside Gaps review processes, as well as incorporating a check of existing defined Development Limits in order to correct any minor errors or discrepancies since the previous Limits were established, which will in turn inform the Housing and Employment Site Selection Process and dictate where future 	A Study Of The Green Belt, Strategic Countryside Gap, Safeguarded Land and Development Limits For Plan Selby - Definition

KEY ISSUES	REFERENCE
<p>growth of the market towns can be accommodated in accordance with the Council's housing requirements set out in the Core Strategy.</p>	<p>Of Development Limits, By Arup On Behalf Of Selby District Council, June 2015</p>
<ul style="list-style-type: none"> • Criteria for defining Development Limits is recommended as follows: <ol style="list-style-type: none"> 1) Proposed / Existing Site Allocations 2) Check of Existing Development Limits in terms of the following <ol style="list-style-type: none"> a) Extant planning consents b) Functional relationship to physical form of built-up area c) Functional relationship to use of built-up area. d) Relationship to permanent physical boundaries 	

Housing

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • Options to deliver the housing requirement for Sherburn in Elmet given in this consultation are as follows: <ol style="list-style-type: none"> 1) Allocating larger sites than required to ensure delivery; 2) Allocating sites not currently available and deliverable but will be by the end of plan period; 3) Identify contingency site allocations that could be released later on in plan period in the event of non-delivery. • The approach to site allocation will be based on evidence and the site selection methodology in the SHLAA. <ol style="list-style-type: none"> 1) PDL within existing settlements 2) Suitable greenfield sites within settlements 3) Extensions to existing settlements on PDL 4) Extensions to existing settlements on greenfield land • The most recent housing requirement figures based on April 2015 housing completions are as follows: • Selby Urban Area: <u>2061 new dwellings (including Olympia Park site)</u> 51% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • Sherburn in Elmet: <u>54 new dwellings</u> 11% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • In order to accommodate the scale of growth required a review of current Development Limits will be undertaken and where a settlement is within or adjoining Green Belt a localised review of that boundary may also be undertaken. 	<p>The Site and Policies Local Plan – Initial Consultation 24 November to 19 January 2015</p>
<ul style="list-style-type: none"> • The SHLAA forms part of the evidence base for PLAN Selby and sets out 	

KEY ISSUES	REFERENCE
<p>potential land available for housing in the District that will inform the Site Allocations part of PLAN Selby.</p>	<p>Availability Assessment (SHLAA), 2015</p>
<ul style="list-style-type: none"> The SHLAA identifies all sites on a map and provides an assessment of each site, in terms of its suitability, availability and achievability to determine whether a site is realistically expected to be developed. 	
<ul style="list-style-type: none"> Based on the information currently made available to the Council, the total number of sites considered as part of the SHLAA total of 513 sites. 204 of these sites were made up of planning permissions, SDLP allocations and Core Strategy allocations. A Further 309 were identified as 'potential sites'. 	
<ul style="list-style-type: none"> The results show that the amount than could be delivered over the plan period is far in excess of what is shown to be needed in the Initial Consultation PLAN Selby. 	
<ul style="list-style-type: none"> With specific reference to Sherburn In Elmet the total number of sites assessed in the SHLAA is as follows: Sherburn In Elmet – Total 3689 houses (capacity from SHLAA). Initial Consultation PLAN Selby requirement: 790 houses (from Core Strategy) with 57 from new allocations. Currently updated figures at 2015 (see above) = 54 dwellings required on new allocations. Whilst most of these sites identified in the SHLAA could potentially be delivered in 0-5 years, the number of sites and total number of houses identified is far in excess of Sherburn in Elmet's requirement set out in Initial Consultation PLAN Selby. Those sites identified should now be considered and assessed as part of the preparation of PLAN Selby and housing allocations identified in the Plan. All Sherburn in Elmet SHLAA sites are identified on the Spatial Options Plan. 	
<ul style="list-style-type: none"> The purpose of the SHMA is to address housing need in Selby District and to develop a robust understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the population. The purpose of the SHMA is to address housing need in Selby District and to develop a robust understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the population. Some key draft findings are: The District's objectively assessed need for housing is about 430 dwelling per annum up to 2027. This supports the adopted policy position in the adopted Core Strategy. There remains a significant affordable housing need across the District and this supports the Council's adopted policy position. In terms of wider sub regional housing markets, the strongest relationship based on local authority areas is between Selby and York. However, in policy terms there should be recognition of the relationships with Leeds and Wakefield from a housing market point of view. This supports the production of a SHMA for Selby District. 	<p>Selby District Council – Draft Selby Strategic Housing Market Assessment, June 2015, Prepared By GL Hearn Limited</p>

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • The analysis in the Assessment indicates that the majority of demand for market housing will be for mid-market homes with 2 and 3 bedrooms and a strong demand for bungalows. This should inform strategic policy and the 'portfolio' of sites which are considered through the PLAN Selby. • The majority of the need for affordable housing is for 1- and 2-bed properties. This should inform strategic policy and the 'portfolio' of sites which are considered through the PLAN Selby • The needs evidence suggests that a 25%/ 75% split of affordable housing provision between intermediate and social/ affordable rented provision would be appropriate. • Demographic change likely to see a requirement for additional care/ support and specialist housing provision. Net need for 417 bed spaces. This should be considered in identifying potential sites in accessible locations. • Custom build - Council should set up register and identify plots in larger developments. 	

Please refer to the Sherburn in Elmet Natural & Heritage Environment Options Plan.

