



Site Allocations Local Plan

Pool of Sites Consultation

2 October to 27 November 2017



BLANK

Foreword

The Selby District is at the very heart of Yorkshire and ideally placed to see significant business and housing growth over the coming years. We want to build on the things that make this District an attractive place to invest and a great place to live. It's important that in our long-term planning framework we protect and enhance these qualities including our strategic road and rail connections, the affordability and availability of new business space and, most importantly, our quality of life. Planning plays a vital role in managing these important aspects of what makes our District a great place with a bright future.

In developing our long-term plans we've been careful to consider different options and to ask for people's opinions along the way. This is a long process, but by investing time and effort in this development stage we can ensure that the outcomes really do meet the needs of our area both now and into the future.

This document is the next stage of our work on the Local Plan. It considers what's gone before and takes us further along our journey. We want a long-term plan up until 2027 that supports people living and working in our area. We've already considered how much new development is needed; now we need to consider exactly where this development will take place. Giving this level of certainty helps us deliver the new infrastructure needed, helps us plan properly for other services such as health and education, and gives developers some certainty over the type of development we're looking for in our area.



It's really important that you're part of this process too. We want to involve people who live and work in this area in the long-term decisions about their communities. Planning is, after all, about people and people are at the heart of our community. We want a long-term framework that supports growth and development that ensures we can continue to make the Selby District a great place to do business and a great place to enjoy life.

A handwritten signature in black ink that reads "John Mackman". The signature is written in a cursive, flowing style.

BLANK

USER GUIDE

Consultation documents

There are three parts to the Pool of Sites consultation:

- This *Commentary Document* - explaining the background and reasons for the consultation and setting out key consultation questions and issues
- *Tables and Maps* – included as appendices - identifying all the possible sites on a place by place basis
- Supporting *Technical Reports* - forming the emerging evidence base which has helped shape this document and will help inform decisions going forward

There is also a *Summary Leaflet* and a *Frequently Asked Questions (FAQs)* document which provides further information.

Using this commentary document

There is a **Summary** at the front of this commentary document – this explains what the consultation is about, sets out how to respond and highlights events that are being held. A **Glossary** is included at the back which explains the planning terms we use.

Throughout this commentary document you will see **different coloured boxes**, the purposes of these is explained below:

What you told us:

These yellow boxes are a summary of the consultation responses, for the relevant topic, that the council received from the 2014 Initial Consultation and the 2015 Focussed Engagement (explained in more detail below). These responses have been taken into account and have helped shape the contents of this document.

In summary:

These green boxes are a summary, usually consisting of a few bullet points, of the main issues and useful points to consider from each of the sections in the document.

Questions:

The blue boxes contain questions where we need the advice of consultees in order to progress the document further. A question is usually asked where an approach has been taken and we need your views on the suitability of that approach, or where we need help coming up with an approach to tackle an issue.

Each question has its own unique number. Please refer to the specific question number in your responses.

SUMMARY

What's happening?

The Council is preparing a Site Allocations Local Plan to ensure we identify enough land for the homes and jobs and other development needs over the next ten years.

This document forms part of the process and asks for views on a wide range of sites, to ensure everyone has an opportunity to be involved in developing the detailed approach and helping decide exactly which sites we will need to allocate at the next stage.

This consultation is not a draft plan - the full Draft Site Allocations Local Plan will be published next year for consultation.

What's the purpose of this stage?

We consulted on an emerging approach back in 2014 and again in 2015. We now want to:

- share with you where we're up to with the work we've been doing since then
- seek your views on possible development sites and the method we've used to narrow down sites to those we think could be suitable for development
- give a final opportunity to put forward new sites; and
- seek your opinions on the emerging allocation approach and how we need to tackle some key issues in the Site Allocations Local Plan which we will consult on next year.

What period does the consultation run for?

The consultation starts on 2 October 2017 and ends on 27 November 2017.

Please ensure that your **written comments are received by us: by noon on 27 November 2017.**

How will responses be used?

All comments must be made in writing (printed copies, email or via the online survey) if they are to be considered. Your comments will be acknowledged either via email or in writing.

Your responses - alongside ongoing technical work - will inform final decisions to be taken next year on what site allocations are included in a Site Allocations Local Plan document for publication in summer 2018.

Will responses be kept confidential?

No. Your comments and some of your personal details such as addresses and email contacts will be made publically available on our web site and cannot be treated as confidential. Where practical, personal identifiers may be redacted and you can ask us to change or in some cases remove these details, but Selby District Council cannot guarantee that all of your details will be removed before they are published.

How do you respond to this Consultation?

Please read through this document and please note this is a consultation, no decisions have yet been made on specific site allocations:

- If you wish to make comments, you should use the response form provided. The questions in the document may help you frame your response.
- Please provide your name and address and an email contact so that we can contact you about further stages of the preparation process.
- If you are proposing an alternative or new site, you must set out the reasons why it should be brought forward, taking account of the criteria set out in the site selection methodology (see section 3). A map showing the location and extent of the site is required too.

Please send your response to us in one of the following ways:

- Online using the [response form](#)
- Complete and email the response form to: localplan@selby.gov.uk
- By post to: Planning Policy Team, Selby District Council, Civic Centre, Doncaster Road, Selby, YO8 9FT

You must submit your comments in writing before noon on 27 November 2017. We cannot guarantee that comments received after this deadline will be considered.

How do I find out further information?

Information about the events and all the consultation documents are on our webpage at www.selby.gov.uk/PLANSelby

If you require any further information about this consultation, please do not hesitate to:

Email us at: localplan@selby.gov.uk

Ring us on: 01757 292034

Following your response, we will add your contact details to our database so that we can keep you informed of progress.

Where can I see the documents?

This document and relevant supporting information may be inspected at the following locations:

- On-line (www.selby.gov.uk/planselby).
- In person at our customer contact centre (Access Selby, Market Lane, Selby, YO8 4JS) and at the Civic Centre Reception desk (Doncaster Road, Selby, YO8 9FT) , during normal office hours – see website for details
- At libraries during normal office hours - [see website for details](#)

Can I get a printed copy?

- You can download and print copies from the [website](#).

Are any events being held?

We will be holding a programme of events throughout the District during the consultation period where you can speak to us in person about the document. Further details on the times and venues are set out below:

Staffed Exhibitions	
10 October	Selby Town Hall 2-7pm
19 October	Riley Smith Hall Tadcaster 2-7pm
23 October	Riley Smith Hall Tadcaster 2-7 pm
25 October	Selby Town Hall 2-7pm
31 October	Lady Popplewell Hall Sherburn 2-7pm
8 November	Sherburn White Rose FC 2-7pm
14 November	Drax Social Club 2-7 pm
20 November	Eggborough Sports and Social Club 3-7pm

Advice Surgeries

You can also speak to officers by appointment at regular surgeries – every Wednesday between 10 am and 4 pm during the eight-weeks consultation period at the Council's customer contact centre in the Market Cross Shopping Centre, Selby.

See [website](#) for further details

Please ring or email the Planning Policy Team to book a date and time.

Contents

1. Introduction	1
Purpose of this Consultation.....	1
Consultations and the preparation process.....	2
Duty to Cooperate	6
2. How much Development and Where?	8
General Context	8
What new development do we need?.....	8
Where will it go?	9
How much development exactly in each of the settlements?	12
Housing	12
Need for new allocations	16
Proposed Allocations	17
Ensuring appropriate distribution across the Designated Service Villages	17
Providing a contingency for the supply of housing.....	21
Types and sizes of allocations	22
Small Sites	22
Self-build/custom build.....	22
Gypsies and Travellers	23
Employment.....	24
Town Centre and Other uses	26
Selby.....	28
Tadcaster.....	30
Sherburn in Elmet	32
3. The Pool of Sites and their Assessment	35
How have sites been assessed and how will we narrow them down for the Site Allocations Local Plan?.....	35
Site Assessment Methodology (SAM).....	36
Results of Site Assessments	39
Narrowing down sites - the next steps	40
Strategic Environmental Assessment/ Sustainability Appraisal/ Appropriate Assessment	41
4. Moving towards the Site Allocations Local Plan - Developing the Approach	43
Managing development – Requirements for individual sites.....	43

Development Limits	43
Green Belt	44
Safeguarded Land	45
Critical Infrastructure	47
Formal Sports Pitch Provision	48
List of Appendices	51
List of Evidence Base Documents	51
GLOSSARY and Abbreviations	53

List of Figures

Figure 1 – Local Plan Document	1
Figure 2 – Summary of Next Steps	3
Figure 3 – Plan Preparation	7
Figure 4 – Map of the Settlement Hierarchy	10
Figure 5 – Core Strategy District of Housing Development	12
Figure 6 – Site Assessment Methodology Summary Diagram	38
Figure 7 – Site Selection Summary Flow Chart	39

List of Tables

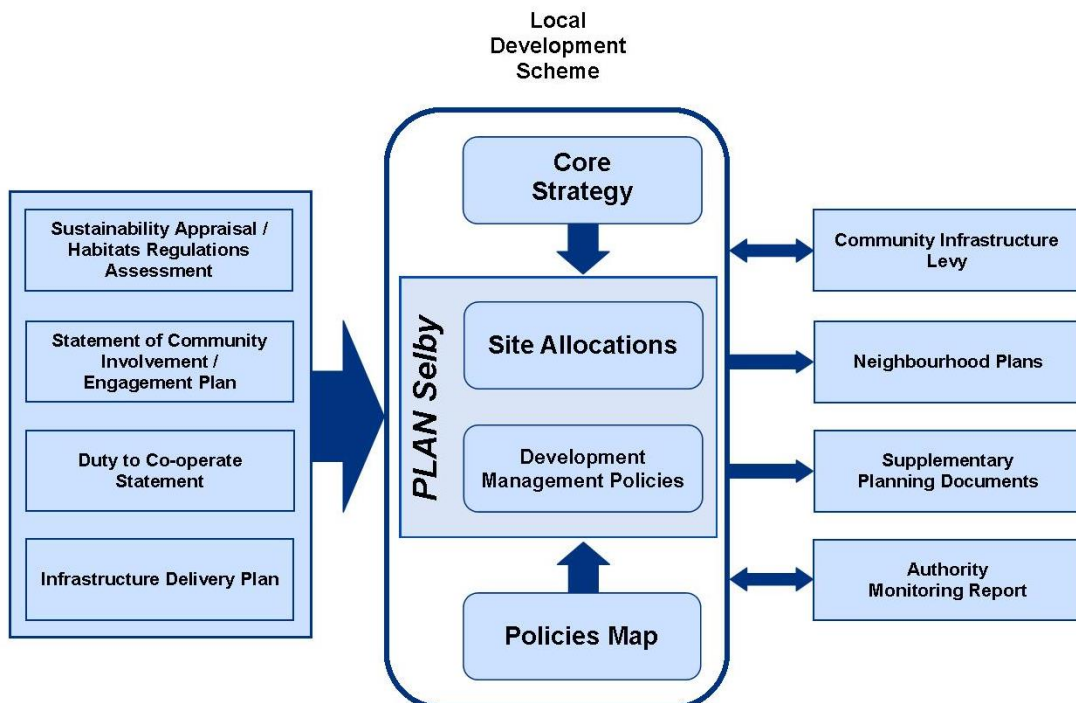
Table 1 – Statutory Stages of Plan Preparation	4
Table 2 – Deliverable Housing Supply in the District at 31.03.2017	14
Table 3 – Housing Targets in the District at 31.03.2017	15
Table 4 – Residential Development in Designated Service Villages	20

1. Introduction

Purpose of this Consultation

- 1.1 The overall **planning strategy** for Selby is already in place through the ‘**Core Strategy**’ adopted in October 2013. This provides an overall vision and the strategic policies that broadly direct how much development should take place and where it should be located across the District. We are now looking to add further detail to this approach by identifying and allocating **specific sites** for future development. This will address the particular issue of exactly **where** development takes place.
- 1.2 With a Core Strategy in place, the Council recognises that there are two further steps in the Local Plan making process – to identify site allocations and to prepare any necessary updated detailed development management policies. The Council had previously intended to deliver a combined site allocations and development management policies Local Plan document. However, in moving forward the Council will progress a Site Allocations Local Plan document first, followed by a Development Management Policies Local Plan. These local plan documents which will deliver the strategic policies in the Core Strategy will together form ‘PLAN Selby’.

Figure 1 – Local Plan Documents



- 1.3 Allocating sites forms a key part of a planned approach to growth, which gives certainty and confidence to local communities, developers, investors and infrastructure providers. It is for this reason that **the Council is now prioritising the preparation of the *Site Allocations Local Plan* document.**
- 1.4 The **Pool of Sites** Consultation is the next step towards preparing a Site Allocations Local Plan document. It is not a draft Site Allocations Local Plan document at this stage. It focuses only on possible sites. We would like to get your views on the possible sites and give a final opportunity to put forward new sites. We also want to get your opinions on the emerging allocation approach and how we need to tackle some key issues in the Site Allocations Local Plan which we will consult on next year.
- 1.5 This consultation document pulls together and presents all the sites that have been submitted to us and asks for your views on the suitability of sites and on the key emerging principles that could shape the approach. It is an important opportunity to have an early influence on the planning approach for identifying development sites in Selby District.
- 1.6 Since the Council consulted the public, as part of the Initial Consultation stage of the preparation of the Local Plan, on general issues in the winter of 2014, substantial work has been undertaken. This work has involved ensuring the Council has **an up-to-date evidence base** and the formulation and application of **a Site Assessment Methodology** which has subjected every site to a detailed technical assessment to ensure that sites are available, suitable and can be delivered.
- 1.7 Creating better places requires us to think about and plan for a range of different types of development. This consultation is about **sites for a wide range of uses** including housing, employment, town centre and other uses.

Consultations and the preparation process

- 1.8 There were two rounds of consultation on a previously proposed combined site allocations and policies plan with input from a wide cross-section of local people and organisations.
- Initial Consultation – ‘*delivering the vision*’ (November 2014 – January 2015).
 - Focused Engagement – (June – August 2015). Consulted on a variety of evidence base reports and methodologies and discussed with community representatives, developers and businesses the options for developing Selby, Sherburn in Elmet and Tadcaster.
- 1.9 More information on the previous consultations can be found on our website at www.selby.gov.uk/plan-selby-consultation. The outcome of those consultations has been taken into account and has helped shape the contents of this consultation document. This Pool of Sites consultation is a further round of consultation on what the final plan might contain.
- 1.10 All relevant comments from the previous rounds and this current round of

consultation will inform the Site Allocations Local Plan going forward. Comments previously received, which relate to wider development management issues, will be fed into the preparation of the Development Management Policies Local Plan in due course.

- 1.11 The preparation process for Local Plans is set out by Central Government in the Town and Country Planning (Local Plan) England Regulations 2012 - all the consultation stages so far are covered by regulation 18.
- 1.12 The next stage will be the 'Publication' of the Pre-Submission Draft Site Allocations Local Plan. That draft plan will be prepared in 2018 and will be subject to a Sustainability Appraisal. That Publication version will set out the Council's proposed site allocations and will be subject to a statutory consultation exercise in summer 2018 before it is submitted to the Secretary of State later in the year. An independent Examination in Public should take place the following year with adoption programmed for the end of 2019.

Figure 2: Summary of Next Steps

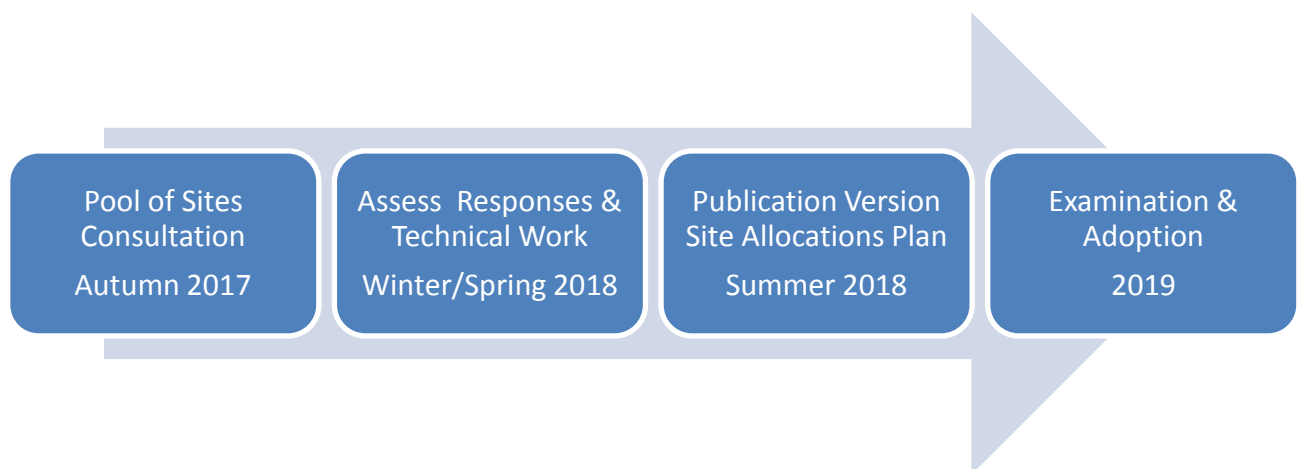


Table 1 - Stages of Plan Preparation

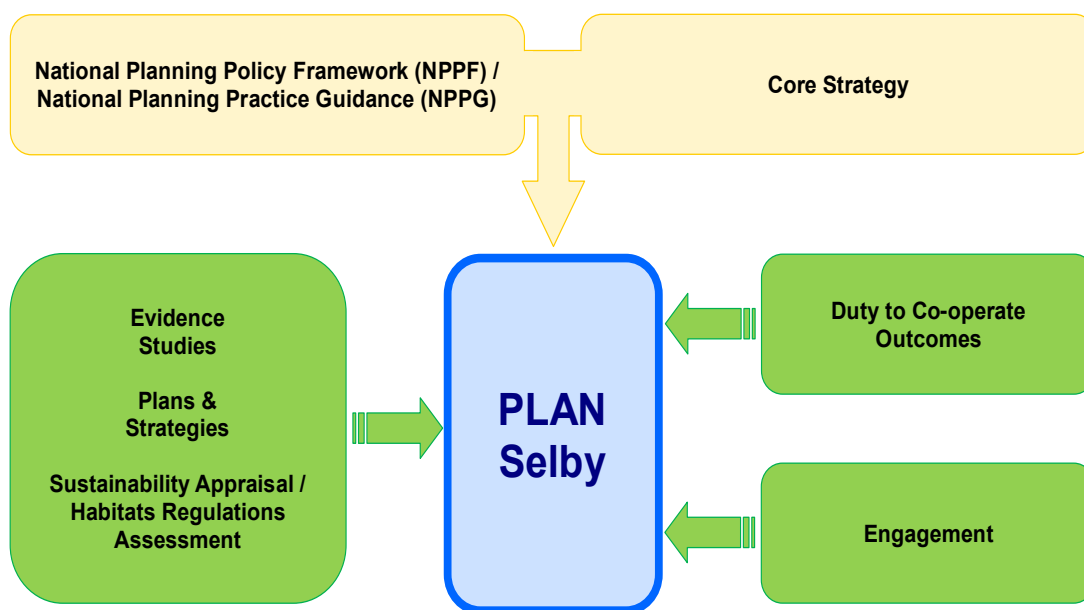
Stage	Regulation	Role	Timescales
Initial Consultation	Regulation 18	Consultation to help identify the scope of the plan and key issues	2014/15
Focussed Engagement	Regulation 18	Further Consultation on emerging evidence base studies, methodologies and Market Town Studies	2015
Pool of Sites Consultation	Regulation 18	Further consultation to obtain views and information on all potential sites, final opportunity to submit further sites and to get input on the approach for the Publication Draft Site Allocations Local Plan	Oct-Nov 2017
Publication	Regulation 19 Regulation 20	<p>This is the formal, statutory stage of consultation on the draft Site Allocations Local Plan.</p> <p>We will publish what we consider should be the final version of the plan. We will decide on the exact Policy wording we want to use in the plan for the site allocations.</p> <p>Local people and stakeholders will be invited to make formal comments on this plan.</p> <p>A map showing the sites (e.g. housing, employment and retail space) will also be published.</p>	Summer 2018
Submission	Regulation 22	<p>We will submit to the government the plan which we consider to be sound and legally compliant along with any written responses we received at the publication stage.</p> <p>The government will then appoint an inspector to examine whether the plan complies with the law and the tests of soundness set out in government guidance and relevant acts and regulations.</p>	Winter 2018
Examination	Regulation 23	This stage will involve a series of public hearings where the inspector	Summer 2019

	Regulation 24	<p>will invite people to appear and give evidence on the matters and issues he or she wishes to examine.</p> <p>Any changes needed to make the plan sound and legally compliant at this stage are known as main modifications and we must formally request the inspector to recommend these modifications. Such modifications are normally advertised and subject to consultation.¹</p>	
Inspector's Report	Regulation 25	The government inspector will provide a report to us (which we must publish) with his/her recommendations on whether the plan is sound and legally compliant and can be adopted or recommend any main modifications necessary before adoption.	Autumn 2019
Adoption	Regulation 26	<p>We will consider the inspector's report and can adopt the plan.</p> <p>At adoption stage, we can make additional modifications which do not materially affect the plan policies.</p> <p>The plan will acquire formal legal status as the local plan making up part of the development plan for the District to allow us to give it full weight in making decisions on planning applications (subject to other material considerations).</p>	Winter 2019

¹ The amended section 20(7) of the 2004 Act indicates that the modifications Inspectors can make must be requested by the local planning authority and are limited to the rectification of issues of legal compliance and/or soundness. The amended section 23(3) differentiates between "main modifications", which have to be recommended by the Inspector, and "additional modifications" which do not materially affect the policies of the plan and which can now be made by the local planning authority on adoption without the need to be examined.

Duty to Cooperate

- 1.13 The Duty to Cooperate was introduced in 2011 by the Localism Act and places a legal duty on local planning authorities to engage constructively, actively and on an ongoing basis with other duty to cooperate bodies to maximise the effectiveness of Local Plan preparation relating to strategic matters. The duty to cooperate applies to strategic issues which have significant impacts affecting two or more local authority areas.
- 1.14 As part of the Duty to Cooperate the Council has already involved and will continue to involve neighbouring planning authorities such as Leeds, York, East Riding of Yorkshire, Doncaster and Wakefield and other key stakeholder organisations including Highways England, NHS Clinical Commissioning Groups (CCGs), the Environment Agency, Historic England, Natural England, the Homes and Communities Agency and Network Rail in the preparation of the plan.
- 1.15 In November 2014, the Council published a [Draft Duty to Cooperate Statement](#) which sets out the potential strategic cross-boundary issues that have been identified in consultation with neighbouring authorities and prescribed bodies and the actions and/or responses to these as part of preparing the Local Plan (at that time the combined Sites and Policies Plan).
- 1.16 The Council's participation in cross-boundary planning with its Duty to Cooperate partners is an ongoing process. The Pool of Sites consultation provides further opportunity for all partner bodies to provide their views and identify any strategic issues which they consider should be addressed.
- 1.17 It is intended that the Duty to Cooperate Statement will be published again at Publication stage and will ultimately provide a log of actions to provide a full account of the collaborative working that has been undertaken. The Statement will then be submitted to the Secretary of State alongside the Submission draft Site Allocations Local Plan.

Figure 3 - Plan Preparation

PLAN Selby comprises both the Site Allocations Local Plan and the Development Management Policies Local Plan

In summary:

- This pool of sites document reflects and builds on previous consultations (in 2014 & 2015)
- This is a consultation on a wide pool of sites and the method for narrowing down the pool of sites
- This consultation does not make any decisions on final sites
- This is not a draft plan
- It is a further informal and open stage of consultation – we want the public to help shape the plan
- Comments and further work will inform the Publication Draft Site Allocations Local Plan next year
- The Site Allocations Local Plan will identify specific sites to meet at least the Core Strategy minimum requirements
- Allocations will be made for housing and employment land, as well as town centre and other uses where needed.
- The Site Allocations Local Plan will cover the same plan period as the Core Strategy, 2011-2027

2. How much Development and Where?

General Context

What new development do we need?

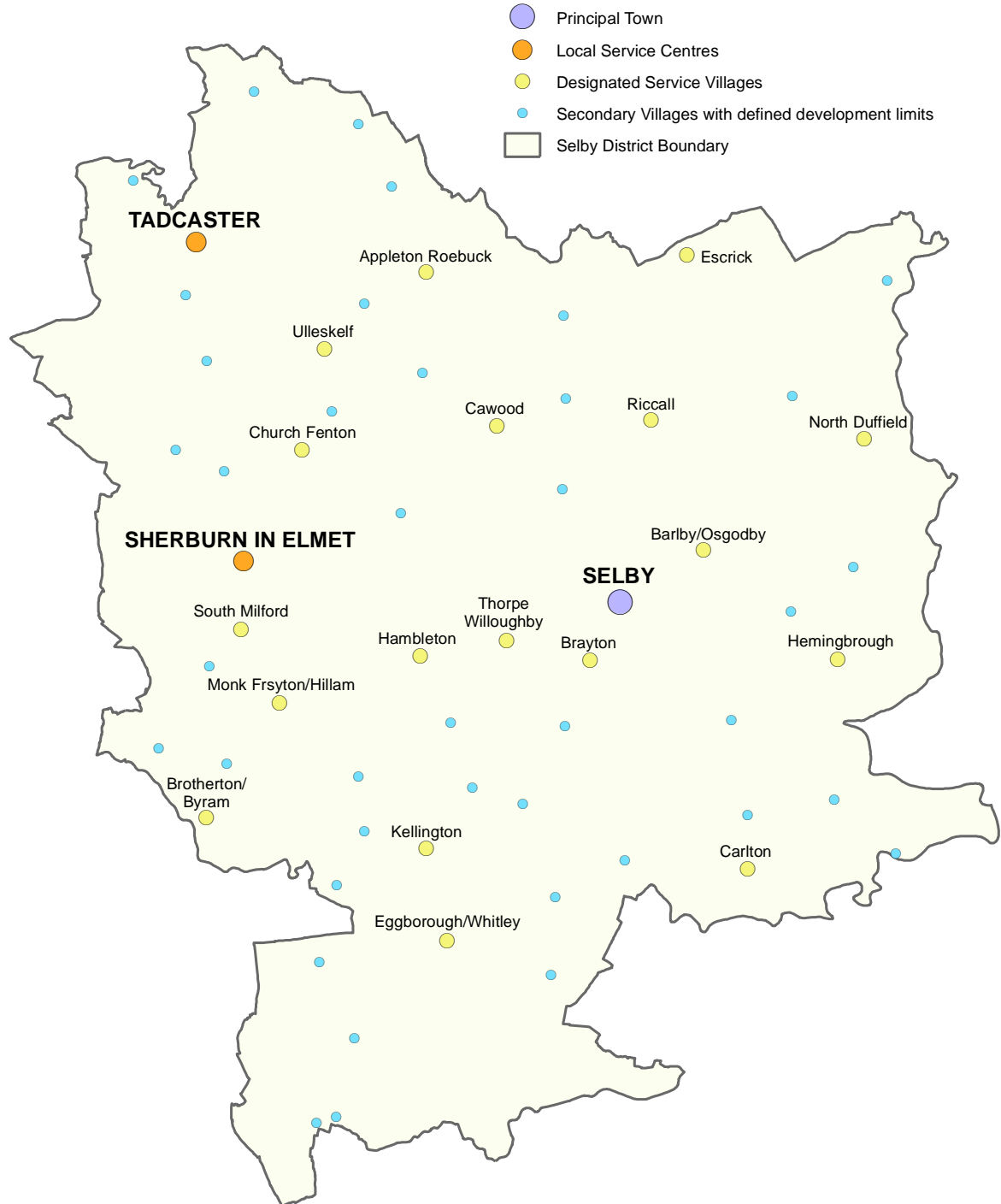
- 2.1 An important role for the planning system is to make sure that we provide enough land to meet the future needs of our local communities and businesses to enable homes, jobs and infrastructure to be provided. National planning guidance requires local authorities to plan positively to meet the area's 'objectively assessed needs' for development. For example, ensuring that we have enough new homes in the right places.
- 2.2 The *Core Strategy* Local Plan document for Selby District was finalised in 2013 (based on 2011 figures) and sets out a vision, spatial strategy and broad strategic policies for the District until 2027. The Core Strategy shows how much development is needed - **as a minimum** - to meet the needs of local communities and businesses.
- 2.3 Specific evidence based studies have helped to re-assess our development needs and ensure that the Core Strategy requirements remain appropriate. Key assessments include:
- A [Strategic Housing Market Assessment Study](#) was completed in 2015 which established that the need for 466 new homes per year in Selby District – a very similar level of requirement to the Core Strategy.
 - An [Employment Land Review 2015](#) has identified a range of 14-60 hectares - as an employment land requirement taking into account market factors, constraints on existing sites and other trends.
 - The [Retail and Leisure Study](#) was published in 2015 and sets out the need for a new food-store in Tadcaster (about 1,000 square metres net) and additional non-food retail in Selby town (about 4,700 square metres gross) as well as a need for further investigations to identify market potential to deliver new leisure provision.
 - The [Traveller Needs Assessment \(2016\)](#) concluded that land should be identified and allocated to accommodate sufficient pitches to meet the need for Gypsies and Travellers over the next five years, along with identifying a broad location for growth for the remainder of the plan period.
- 2.4 In summary the **scale of development** that we need to plan for between 2011 and 2027 is:
- At least 7,200 homes, which is 450 per year (*Core Strategy*)
 - 37-52 hectares of employment land (*Core Strategy*)
 - 4,700 square metres gross of non-food retail plus investigate market potential for leisure floorspace in Selby town

- A new foodstore in Tadcaster (about 1,000 square metres net)
(*Retail and Leisure Study*)

Where will it go?

- 2.5 As well as providing enough land it's important that development takes place in the right places. The fundamental purpose of the planning system is to help achieve '**sustainable development**' so that the economic, social and environmental gains from development are not pursued in isolation and are mutually supportive of each other. Basically it's about '**place making**' and 'place shaping' to meet people's needs but balanced with protecting and enhancing the environment.
- 2.6 Pursuing sustainable development in the Site Allocations Local Plan which we will prepare next year involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):
- making it easier for jobs to be created in towns and villages;
 - widening the choice of high quality homes;
 - improving the conditions in which people live, work, travel and take leisure;
 - replacing poor design with better design;
 - moving from a net loss of bio-diversity to achieving net gains for nature; and
 - ensuring there are the right services and facilities - the necessary infrastructure to support growth including, for example land for education or health provision.
- 2.7 As well as setting out how much development is needed, the 2013 Core Strategy sets out an approach to distributing development across the District. This approach is based on a 'Settlement Hierarchy' through which new development will be focussed in Selby as the Principal Town, with the Local Service Centres of Tadcaster and Sherburn in Elmet having smaller allocations to meet local needs. The remainder of new homes will be provided in the 18 Designated Service Villages (DSVs), which are shown on the map in Figure 4.

Figure 4: Map of the Settlement Hierarchy



2.8 In the settlement hierarchy the Principal Town of Selby is the focus for new housing, employment, retail, commercial, and leisure facilities. The Local Service Centres of Sherburn in Elmet and Tadcaster are designated as locations where further housing, employment, retail, commercial and leisure growth will take place appropriate to the size and role of each settlement. The Designated Service Villages are given some scope for additional residential and small-scale employment growth to support rural sustainability and in the case of Barlby/Osgodby, Brayton and Thorpe Willoughby, to complement growth in the Principal Town of Selby. The Core Strategy specifies that no allocations are proposed for the Secondary Villages.

The **Designated Service Villages** are:

Appleton Roebuck	Hambleton
Byram/Brotherton	Hemingbrough
Barlby Village/Osgodby	Kellington
Brayton	Monk Fryston/Hillam
Carlton	North Duffield
Cawood	Riccall
Church Fenton	South Milford
Eggborough/Whitley	Thorpe Willoughby
Escrick	Ulleskelf

The **Secondary Villages** are:

Barlow	Hensall
Beal	Hirst Courtney
Barkston Ash	Kelfield
Biggin	Kellingley Colliery
Bilbrough	Kirk Smeaton
Birkin	Little Smeaton
Bolton Percy	Lumby
Burton Salmon	Newland
Burn	Newton Kyme
Camblesforth	Ryther
Chapel Haddlesey	Saxton
Church Fenton Airbase	Skipwith
Cliffe	South Duffield
Colton	Stillingfleet
Cridling Stubbs	Stutton
Drax	Thorganby
Fairburn	Towton
Gateforth	West Haddlesey
Great Heck	Wistow
Healaugh	Womersley

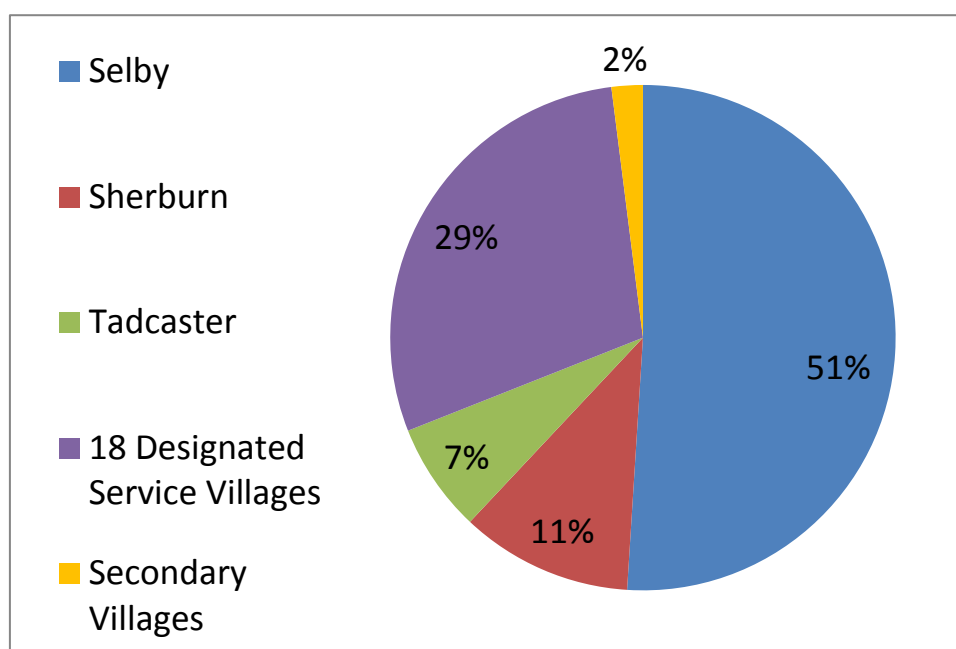
How much development exactly in each of the settlements?

- 2.9 While the Core Strategy already sets out the minimum amounts of new development required and the general locations, the Site Allocations Local Plan will define exactly which sites should come forward and for what use. This Pool of Sites consultation seeks to test all the sites and gather views on which ones should go forward for further investigation to be in the formal Publication draft plan next year.

Housing

- 2.10 The Core Strategy already distributes housing development between the towns and villages as shown in Figure 5.

Figure 5: Core Strategy Distribution of Housing Development



- 2.11 As set out in Policy SP5 of the Core Strategy, in terms of the minimum numbers of homes, the percentages above equate to:

- 3,700 in Selby
- 790 in Sherburn in Elmet
- 500 in Tadcaster
- 2,000 in Designated Service Villages
- 170 in Secondary Villages (existing planning permissions)

- 2.12 Policy SP6 of the Core Strategy commits to maintaining a five-year supply of deliverable housing land in line with the National Planning Policy Framework. The target against which the supply is measured is based on the Core Strategy minimum requirement of 450 dwellings per year with an additional buffer of 5% or 20%, depending on whether the local authority

has under-delivered (in terms of housing completions) in previous years. The five-year housing land supply figure (5YHLS) also takes account of the shortfall of delivery during the first five years and aims to address this deficiency in the next five years. [The Council's latest 5YHLS position can be found on the website.](#)

What you told us:

- The need to update the base date to reflect housing growth since the start of the plan period.

2.13 The Site Allocations Local Plan must allocate enough land for housing to meet the **minimum housing targets** in the Core Strategy and to assist in maintaining a five year supply of housing throughout the plan period. In order to calculate how much this is, we need to understand the current position at 2017 - that is – what has happened since the 2011 Core Strategy base date?

2.14 To calculate this, the number of dwellings that have been completed (already built) across the District, since April 2011 and the number of dwellings on (deliverable) sites with planning permission are subtracted from the Core Strategy minimum targets.

2.15 **Table 2** shows this process step by step² providing a detailed breakdown of existing 'commitments' through completions, deliverable permissions and an existing allocation in the District to illustrate the deliverable housing supply.

Table 3 then shows in broad terms how many new dwellings are still needed on new allocations in the emerging Site Allocations Local Plan to meet the minimum housing targets set in the Core Strategy.

² using data from the 2017-22 Five Year Housing Land Supply (5YHLS) Report [add hyperlink](#)

Table 2: Deliverable Housing Supply in the District at 31.03.2017

	Selby	Tadcaster	Sherburn in Elmet	Designated Service Villages (DSVs)
Homes already built <i>Housing Completions Between 1 April 2011 and 31st March 2017 (Net)</i>	785	23	310	819
Homes with permission already started <i>Projection of Deliverable Implemented Planning Permissions at 31/03/2017 to end of plan period</i>	160	4	297	226
Homes with permission not yet started <i>Projection of 97% of Deliverable Unimplemented Planning Permissions at 31/03/2017 to end of plan period³</i>	1,089	6	464	1,522
Existing allocation - Olympia Park <i>That part of Olympia Park already allocated in the Core Strategy, which does not have an existing planning permission⁴</i>	137	-	-	-
Total commitments	2,171	33	1,071	2,567

³ This process is further explained in paragraphs 2.17-2.20

⁴ See also paragraph 2.20

Table 3: Housing Targets in the District at 31.03.2017

Core Strategy Requirements	Selby	Tadcaster	Sherburn in Elmet	Designated Service Villages (DSVs)
Total commitments ⁵	2,171	33	1,071	2,567
Core Strategy requirement	3,700	500	790	2,000
Requirement minus commitments	1529	467	-281	-567
Dwellings needed on new allocations⁶ to 2027	1529	467	0	0

- 2.16 Sites with planning permissions for housing have not been included automatically, but have been assessed for their suitability for development in the same way as sites without planning permission based on the criteria set out in the Site Assessment Methodology⁷ and Sustainability Appraisal. This is in order to determine the suitability, availability and deliverability of these sites for allocation as housing sites in the emerging plan.
- 2.17 Further, in order to robustly calculate the minimum amount of housing that the plan needs to allocate, a 3% non-implementation discount has been applied to permissions that have not yet started on sites. This is the average rate that permissions have been shown to lapse over the course of the plan period so far.
- 2.18 In addition it should be noted that the capacity of the sites to deliver within the plan period has been assessed and informed by the 5YHLS work referred to above. It may be the case that some sites, while deliverable, will not build all their dwellings before 2027. In these cases, the amount of completions predicted to occur after the plan period has been discounted from the planning permission totals seen in Table 2.
- 2.19 For example, the Olympia Park Strategic Development Site is already allocated under Policy SP7 of the Core Strategy. It is earmarked to provide 1000 dwellings in the plan period and currently has planning permission for 863 dwellings as part of a mixed-use scheme. However when taking into account deliverability and lead in times for this planning permission, it is only projected to build out 250 dwellings in the plan period to 2027. The other 613 dwellings are projected to be built after

⁵ Taken from Table 3 above

⁶ Subject to any 'contingency element' – see paragraphs 2.34-2.40

⁷ See Chapter 3 which explains this in more detail

2027 and will therefore not contribute to meeting this plan periods housing target.

- 2.20 After the 863 dwellings from that planning permission are deducted from the 1000 dwellings allocated, this leaves 137 dwellings to be provided elsewhere on this allocated site. This is also included in the housing supply for the town of Selby.
- 2.21 The Secondary Villages do not appear in the table because the Core Strategy has already established that they are generally much smaller and less sustainable or else have no opportunities for continued growth owing to a combination of constraints. Consequently, further planned growth (i.e. allocations) would not be appropriate in these settlements although some development inside Development Limits may take place where it will enhance or maintain the vitality of rural communities (in line with Policy SP4 of the Core Strategy). The Core Strategy gave a growth figure of 170 dwellings to Secondary Villages, but this figure was to be met from existing commitments, which were all built out in the first few years of the plan period.

Need for new allocations

- 2.22 So, in terms of identifying enough land for the dwellings needed, the Site Allocations Local Plan must identify new, additional sites for both Selby and Tadcaster to meet the minimum target.
- 2.23 However, Sherburn in Elmet already has sufficient housing completions and deliverable planning permissions to exceed its minimum target. As such, there is no apparent need to identify any additional new sites there (over and above existing planning permissions) - subject to the approach on providing a 'contingency element' – see below.
- 2.24 For the group of 18 Designated Service Villages, they collectively have enough completed dwellings and deliverable planning permissions to exceed their overall minimum target too and there may be no need to identify any new sites (over and above existing planning permissions) in any Designated Service Villages either - subject to the approach on providing a 'contingency element' – see below.
- 2.25 The evidence therefore points to only having to find new sites in Selby and Tadcaster in the draft Site Allocations Local Plan next year. If this is the accepted approach then, for the purposes of this Pool of Sites consultation the vast majority of potential sites will be sieved out because they are not needed.
- 2.26 It may be proposed that the Publication version of this document, programmed for summer next year will use completion and permission data for housing from future versions of the Five Year Housing Land Supply (5YHLS) report (as it is usually updated after March each year). The number of completions will have increased and the supply of sites with planning permission will change, meaning a different amount of new dwellings through new allocations may be needed in each settlement.

Proposed Allocations

- 2.27 Those sites with planning permission for five or more dwellings and which fall within the towns and Designated Service Villages are proposed to be allocated for housing development in the Site Allocations Local Plan to retain them as part of the housing land supply over the course of the plan period.
- 2.28 Existing planning permissions of less than five dwellings across the District⁸ and any size planning permissions situated within or adjacent to Secondary Villages or the open countryside, are not proposed to be allocated, although (as existing planning permissions) they will count towards the housing requirement, in accordance with policies SP2 and SP5 of the Core Strategy.

In summary:

- **The Core Strategy gave minimum housing targets for the settlement hierarchy**
- **Completed dwellings and dwellings with existing planning permissions and assessed to be deliverable will be subtracted from these targets**
- **Additional new allocations, above those already built or with deliverable planning permissions, may only be needed in Selby town and Tadcaster**
- **Existing deliverable planning permissions in the three towns and the Designated Service Villages will be allocated to help ensure supply to 2027**
- **Planning permissions in the Secondary Villages will not be allocated in line with the Core Strategy approach**
- **The MAJORITY of the sites shown in this document will not be required to meet targets – but we need to identify the most appropriate ones**

Ensuring appropriate distribution across the Designated Service Villages

- 2.29 Core Strategy Policy SP5 gave the 18 Designated Service Villages (DSVs) as a whole a target of 2,000 dwellings and did not specify a requirement for individual DSVs. The Council consulted in 2014 on how the overall figure could be fairly and appropriately shared out amongst the 18 DSVs. Following feedback, the Council sought to determine the appropriate level of growth to apportion to each. In doing so, Arup were commissioned to produce a [Growth Options Report for the DSVs](#) which was published for public consultation in summer 2015.

⁸ Sites of less than five dwellings are excluded as per government guidance.

2.30 The report proposed three potential options to apportion growth across the 18 settlements. Broadly these comprised:

Option 1: Proportionate dispersal across all Designated Service Villages

This option was based on growth being distributed equally across all DSVs based on their current size, so that each settlement would grow by 4.75%.

Option 2: Distribution based on services and accessibility

Those settlements ranking highest following the assessment were apportioned a higher number of dwellings, and those ranking lower were apportioned a reduced number.

Option 3: Growth based on avoiding Green Belt release

The final option apportioned a blanket 6.5% growth to those Designated Service Villages not within the Green Belt.

2.31 The Arup paper worked up these options in some detail and specifically in terms of the number of dwellings that would be required in each DSV as part of each option, giving high and low ranges per settlement.

What you told us:

- Although the approach where each village got a share of growth was considered a fair approach, there was objection to a simple percentage growth approach in the villages, without consideration of capacity and infrastructure needs and the majority of respondents felt growth should be weighted towards settlements with more services and greater public transport accessibility.
- You considered that new dwellings completed or granted planning permission since the Core Strategy was adopted should be factored into the proposed redistribution of growth across DSVs.
- Option 1 of the Draft Growth Options was considered fair by a number of respondents, but was regarded as over simplistic in its failure to take account of the specific characteristics of each DSV.
- Option 2 of the Draft Growth Options was considered a credible approach, subject to an up-to-date and robust evidence base. However, there was concern that this approach may force less well served communities into decline.
- Option 3 of the Draft Growth Options received some objection. In particular there were concerns that it would put too much pressure on non-Green Belt villages and that there are opportunities within Green Belt settlements for some level of growth.
- Although a small level of growth was considered acceptable, most respondents focussed on the need to invest in infrastructure to allow growth to be accommodated or noted existing facilities

being stretched. For example, drainage networks, transport and schools were all noted as being potential constraints to growth.

- 2.32 As outlined above, however, the current position is that the 18 DSVs as a whole have the potential to exceed their targets if all the existing planning permissions are delivered. It is useful to look at how each of the DSVs contributes towards the overall figure. Using completion and permission data from the [2017-22 5YHLS report](#). Table 4 below shows that, after 6 years of the current plan period, of the 18 DSVs, only 2 have yet to meet any of the growth options, with a further 3 having exceeded some but not all the targets when compared to the options considered in the Initial Consultation 2014 and the 2015 Focussed Engagement.
- 2.33 As the Table 4 demonstrates, the amount of dwellings completed and permitted in the DSVs as a whole (2,567) has exceeded the Core Strategy target of 2,000 dwellings after only six years into the plan period. Under these circumstances, none of the options arrived at in the DSV Growth Paper is appropriate, because there is no residual dwelling requirement to apportion to the villages. **Therefore the emerging approach is not to allocate any housing sites in the DSVs** (subject to a proposed approach of providing a 'contingency element' with additional land allocated for housing – as explained at paras 2.34 to 2.40).

In summary:

- **Existing deliverable planning permissions in the Designated Service Villages will be allocated to help ensure supply to 2027**
- **In the light of the level of building and existing planning permissions it is proposed that no new housing allocations are required in the Designated Service Villages to meet the minimum housing requirement (over and above the existing planning permissions and subject to the proposed 'contingency element')**
- **Therefore the MAJORITY of the sites shown in this Pool of Sites document will not be required to meet targets – but we need to identify the most appropriate ones**

Table 4: Residential Development in Designated Service Villages

Village	Completions (04/11-03/17)	Outstanding consents at 31/3/17 (with 3% discount on unimplemented sites)	TOTAL completions & consents	Growth Option 1	Growth Option 2	Growth Option 3	Notes on the current level of growth in relation to the proposed options
Appleton Roebuck	22	2	24	17	3	23	Current completions / permissions exceed all options
Barlby/Osgodby	57	267	324	101	122	139	Current completions / permissions greatly exceed all options
Byram/Brotherton	21	47	68	48	58	0	Current completions / permissions exceed all options
Brayton	10	223	233	108	130	147	Current completions / permissions greatly exceed all options
Carlton	2	209	211	39	33	54	Current completions / permissions greatly exceed all options
Cawood	6	22	28	34	29	47	Current completions / permission are less than all options
Church Fenton	19	94	113	29	24	39	Current completions / permissions greatly exceed all options
Eggborough / Whitley	162	157	319	61	26	0	Current completions / permissions greatly exceed all options
Escrick	10	1	11	19	23	0	Current completions / permissions are less than options 1 and 2
Hambleton	50	113	163	39	33	53	Current completions / permissions greatly exceed all options
Hemingbrough	13	11	24	39	33	54	Current completions / permission are less than all options
Kellington	3	14	17	19	16	26	Current completions / permission are less than options 1 and 3
Monk Fryston/Hillam	8	12	20	36	30	0	Current completions / permissions are less than options 1 and 2
North Duffield	5	58	63	26	11	36	Current completions / permissions greatly exceed all options
Riccall	80	30	110	50	60	68	Current completions / permissions exceed all options
South Milford	196	28	224	59	71	0	Current completions / permissions greatly exceed all options
Thorpe Willoughby	154	322	476	61	73	83	Current completions / permissions greatly exceed all options
Ulleskelf ⁹	1	139	140	18	7	24	Current completions/permissions greatly exceed all options
Total	819	1,748	2,567	803	782	793	

⁹ Sites at Church Fenton Airbase (located between Church Fenton & Ulleskelf) account for 113 of the completions & consents for the parish of Ulleskelf.

Providing a contingency for the supply of housing

- 2.34 The approach of calculating the net requirement and allocating deliverable planning permissions aims to meet the District's minimum housing target of 7,200 dwellings by the year 2027 (see Table 3).
- 2.35 As raised in our Initial Consultation in 2014, it is important that the plan provides sufficient flexibility and choice of sites to deliver *at least* the minimum targets over the plan period. That document highlighted a number of ways in which we could seek to achieve this. The Core Strategy calculation method and the method outlined above (at paras 2.10 to 2.21) already discounts the planning permissions to allow for an element of non-delivery. The Site Allocations Local Plan will only allocate sites which are proven to be deliverable and a range of types and sizes will be provided.
- 2.36 There is always the potential for changes to circumstances over the life of the Plan (for example updates to flood risk zones) however, and there is a possibility that some sites may not be delivered over the duration of the plan so there would be a shortfall. Alternatively sites may get delivered earlier in the plan period and we would 'run out' of sites before 2027. Therefore, the Council could consider allocating additional land (a 'contingency element') to allow for such possibilities. This would both add choice and flexibility, helping to ensure delivery of the housing requirement to 2027 and importantly help sustain a five year housing land supply.

What you told us:

- Support for over-allocation and a wide range of sites to ensure housing delivery over the whole plan period and to maintain a Five Year Housing Land Supply.
- Under-delivery of previous years should be taken into account.
- 20% buffer suggested as the minimum for over-allocation, over and above the Core Strategy requirement, as set out in paragraph 47 of the National Planning Policy Framework.
- Other responders suggest over allocation should start at 5% and work up to an over-allocation of 20%, in line with paragraph 47 of the National Planning Policy Framework, to provide a realistic prospect of achieving the planned supply and ensuring choice and competition in the market. This would build in flexibility and provide contingency should some sites not come forward as envisaged.

- 2.37 The previous consultation did not elicit how to determine the amount of 'contingency' or 'over-allocation' required and where the additional element should be focused. It also did not determine how the release of contingency sites might be managed.

- 2.38 A number of options may be considered:
1. Distribute the extra housing as a percentage (but how much?) across all settlements in the settlement hierarchy (except the Secondary Villages) (see pages 10 to 11 and paragraph 2.11 for the hierarchy); or
 2. The contingency could be directed only to Selby as the Principal Town (required to take the majority of growth to be consistent with the Core Strategy)?; or
 3. Allocate additional sites across those settlements that have, relative to other settlements, seen less growth since 2011 (see Table 4 on page 20).
- 2.39 Any suggested solution would need to be supported by robust evidence that the approach would deliver sustainable development, and must be consistent with the Core Strategy approach and conform to the National Planning Policy Framework.
- 2.40 It should be noted that if additional sites are included as a contingency it would not be proposed to phase those sites for later release in case they were needed. All the allocations would be released on adoption of the plan in line with the adopted Core Strategy.

Question 1:

Should the plan provide a 'contingency element' by over allocating land beyond the minimum housing targets of the Core Strategy? If so, how much and where should this contingency amount be and why?

Types and sizes of allocations

Small Sites

- 2.41 The March 2017 Housing White Paper included potential measures for local authorities to help small builders in their plan making processes. One of these measures is to ensure that 10% of all sites allocated in Local Plans are below 0.5 hectares in size. The range of sites assessed in this Pool of Sites consultation includes a sufficient number of sites of less than 0.5 hectares, that would enable the plan to provide this quota should it be introduced into national planning policy.

Self-build/custom build

- 2.42 The Housing White Paper also includes potential measures for the continued support of self-build and custom builders. The Council maintains a [register of individuals who are interested in self or custom building their own properties](#), which contains details of what types of properties they would like to build and in which location they want to build

them.

- 2.43 One way of encouraging self and custom building in the District is to allocate land specifically for this purpose in the Site Allocations Local Plan. We are seeking views on the ways to do this.

Question 2:

How should we cater for self-build and custom build in the Site Allocations Local Plan?

Gypsies and Travellers

- 2.44 Core Strategy Policy SP11 sets out that the Council will establish at least a five year supply of deliverable pitches for Gypsies and Travellers, along with broad locations for growth to accommodate additional pitches, in line with the findings of up to date assessments.
- 2.45 The Council previously consulted in the 2014 Initial Consultation on an approach for meeting the housing needs of the travelling community.

What you told us:

- With regard to traveller provision the responses were split between the need to provide traveller sites or not at all and a split between having a number of smaller sites or extensions to existing traveller sites.
- There was a clear response that the proposed distance criterion of locating sites within 1 mile of the District's major settlements was not required.

- 2.46 Since then, [Government planning policy for Gypsies and Travellers](#) has been amended. The main change in policy is that the definition of what constitutes a Gypsy/Traveller for planning purposes now excludes those people that have ceased to travel permanently: a Gypsy/Traveller now only comprises those that are nomadic. We must deliver sites for this group through the Site Allocations Local Plan.
- 2.47 In addition, the needs of travelling Showpeople are different to Gypsies and Travellers. Their sites often combine residential, storage and maintenance uses and are a permanent base for residential use in the winter. Councils are required to plan for "travelling" Gypsies and Travellers, along with travelling Showpeople by:
- identifying sufficient deliverable sites to provide five years' worth of pitches; and
 - for years 6-10 and, where possible, for years 11-15, they should identify a supply of specific developable sites or broad locations for growth.

- 2.48 The latest evidence for the District is provided by a [Traveller Needs Assessment \(TNA\)](#), which was undertaken in 2016. In Selby District there are currently no travelling Showpeople's sites. As there are no travelling Showpeople currently living in the District, the TNA concludes there is no need for travelling Showpeople plots in the District.
- 2.49 In terms of Gypsies and Travellers, the TNA identifies a need for only three additional pitches over the next five years. Additional work is required to inform decisions on potential allocations prior to the programmed consultation of the Publication Draft in summer 2018.
- 2.50 In order to meet any need later in the plan period (i.e. 6 to 15 years) and to provide a basis for considering all planning applications it may be appropriate to identify broad areas of search against which to assess planning applications through the development plan process. It may also be appropriate for the Local Plan to include a criteria based policy at a later stage through the Development Management Policies Local Plan.

In summary:

- Government Policy only requires us to plan for nomadic Gypsies and Travellers
- Those Gypsies and Travellers that no longer travel should be planned for under general housing needs
- We are required to meet any identified need over the next five years.
- The Traveller Needs Assessment (TNA) identified need for 3 pitches
- We need to decide how to approach the 6-15 years needs should any be identified
- No needs have been identified for travelling Showpeople

Employment

- 2.51 The Core Strategy Policy SP13 sets out a requirement for between 37-52 hectares of employment land, to provide a range of high quality employment and office sites. The Council's [2015 Employment Land Review](#) suggested between 13.97 hectares and 59.99 hectares is an appropriate range.

- 2.52 The Core Strategy indicates that employment development should be distributed as follows (Figure 12 of the Core Strategy):

Location	Area
Selby and Hinterland	22-27 hectares
Tadcaster	5-10 hectares
Sherburn in Elmet	5-10 hectares
Rural Areas (including Eggborough and the A198 corridor)	5 hectares
Total	37-52 hectares

- 2.53 The previous consultation exercises considered how the precise amount and locations of sites should be determined and asked for comments on the 2015 Employment Land Review.

What you told us:

- In terms of Functional Economic Areas, there were concerns expressed that the Draft Employment Land Review (ELR) was too inward looking and had not satisfactorily considered the most recent travel to work data.
- A number of responders raised concerns regarding the robustness and accuracy of the assessment of sites in the ELR and parts of the scoring matrix were considered factually incorrect. A lack of explanation as to how scores have been derived was considered to raise serious questions about the transparency of the evidence base.
- Recommendations on the scale and distribution were largely regarded as reasonable, although it was suggested that employment land figures should be treated as a minimum, as Selby should aspire to deliver more good quality sites with sufficient choice and flexibility.
- In Selby comments were made regarding a need to attract new business to the town by ensuring there is an available and deliverable supply of suitable employment land.
- In terms of allocating in Designated Service Villages, half of respondents suggested that small allocations should be linked to rural diversification uses while the other half suggested allocations should support small business and start-ups. Overall there is support for small scale allocations in the Designated Service Villages to support the rural economy.

- 2.54 The evidence suggests that the Site Allocations Local Plan should allocate enough employment land across the District to meet the upper end of the range identified by the Core Strategy. Consideration could also be given (in line with the thinking on housing supply) to allocating a “contingency element” on the total requirement to allow for a range of sites and a degree of flexibility. This approach should ensure that sufficient employment land is delivered across the District during the plan period.
- 2.55 The Olympia Park Strategic Development Site is already allocated in the adopted Core Strategy and is set to provide around 23 hectares of employment land up to 2027. A range of further potential employment sites are presented in this document and we are seeking views on which sites are most appropriate to meet the identified need. Chapter 3 sets out the Site Assessment Methodology. The Schedules and Maps can be found in the Appendices.
- 2.56 It is proposed that only sites to meet the needs identified to meet the Core Strategy requirements will be specifically allocated in the Site Allocations Local Plan. It is however recognised that there is already an existing large scale planning permission at Sherburn in Elmet (at a site known as S2) and that the Council has recently been minded to approve the redevelopment of the former Kellingley Colliery site (subject to the signing of a S106 agreement). There may be other sites that come forward outside the Local Plan process which will be similarly dealt with on a case-by-case basis.

In summary:

- **We are proposing to allocate sufficient employment land to meet the upper end of the range identified by the Core Strategy**

Question 3**What is your view on the proposed approach to employment land?****Town Centre and other uses**

- 2.57 The Council consulted on a [Retail and Leisure Study](#) in 2015 which it had commissioned consultants, GVA to undertake.
- 2.58 The study identified a need to plan for enhanced retail and town centre uses in Selby town, specifically to accommodate up to 4,700 square metres gross of non-food retail, plus investigate commercial potential for leisure floorspace in Selby. In Tadcaster, the study identified the need for a new foodstore (about 1,000 square metres net). The study did not identify any needs in any other settlements.
- 2.59 The study also advised on amended Town Centre Boundaries and Primary Shopping Frontage designations for each of the three towns.

What you told us:

- It was considered that retail development should be directed towards town centres and that greater flexibility is required with regard to the change of use of units within existing centres, in order to encourage vibrant centres.

2.60 In allocating sites for town centre uses in Selby and Tadcaster, the sequential test must be rigorously applied to ensure that any proposals do not have a negative impact on the vitality and viability of the existing centres.

2.61 This Pool of Sites consultation is focusing on gathering further evidence and views on which sites would be the most appropriate to allocate for town centre uses.

2.62 Regarding updating Town Centre Boundaries and Primary Shopping Frontages, current thinking is that these fall outside of the scope of the Site Allocations Local Plan and instead these designations will be considered at a later stage by the Development Management Policies Local Plan.

In summary:

- **The Site Allocations Local Plan needs to consider small allocations for town centre uses in Selby town and Tadcaster**

Question 4**What town centre uses should the Plan seek to provide for?****Place Making for the Three Main Settlements**

2.63 Key objectives of national policy and the Core Strategy are to create great places to live, work and enjoy. The Core Strategy set out some broad visions for the three main towns. The 2014 Initial Consultation asked for views about what the more detailed visions should be in subsequent local plan documents. The focused engagement work undertaken in 2015 on the [Market Town Studies](#) sought to consider in more detail the strengths and opportunities in those settlements, identify options for growth and obtain the views of local people, groups and businesses on what the important issues were affecting the towns.

2.64 While the above sections covered the overall issues concerning the amounts of land needed for housing, employment and town centre/other uses and how that relates to the Pool of Sites, this section picks up the more specific points relevant to the Selby, Tadcaster and Sherburn-in-Elmet. Chapter 4 flags up the wider considerations for the local plan moving forward to the next stage.

Selby

What you told us:

Growth Options/MTS

- Although expansion to the edge of Selby for long term development was considered acceptable there was no support for development south of the existing Selby Bypass. It is considered the bypass forms a logical physical and visual limit to the extent of development; development beyond the bypass would not integrate into the urban area of Selby; development would be a considerable distance from amenities and would not be sustainable; development would increase pressure on facilities and would require the creation of new services and facilities; development beyond the bypass would set a direction for growth for the foreseeable future.

Housing

- There is a need to create a balanced and sustainable community by delivering a mix of house types in a variety of tenures that recognise the differing needs, ages and income groups within the community.

Employment

- Respondents stated there is a need to attract new business to the town by ensuring there is an available and deliverable supply of suitable employment land.
- The scale and distribution of employment sites was largely regarded as reasonable.
- It was suggested that any employment land figure should be regarded as a minimum, as Selby should aspire to deliver more good quality employment land in order to offer the local and inward investment markets sufficient choice and flexibility.
- Particularly given the uncertainties surrounding long term forecasting, it was strongly advised that the Council adopts a flexible approach to employment land planning.

Town Centre Uses

- In Selby respondents stated there is a need to attract new business to the town by ensuring there is an available and deliverable supply of suitable employment Land.
- There was a recognised need to accommodate Selby town centre's identified requirement for additional retail floor space within a redefined town centre area.

- 2.65 There is a requirement to allocate sufficient land to deliver a minimum of 1,529 homes in and around the Selby Urban Area¹⁰.
- 2.66 It is also recognised through the 2017- 2022 Five Year Housing Land Supply work that Olympia Park Strategic Development Site will deliver only about 250 dwellings by the end of the plan period. This points to the need to identify alternative, additional allocations in and around Selby to make up this anticipated 'shortfall' in order to ensure that the town meets the overall target.
- 2.67 In addition, it should be noted that, if it is not possible to meet Tadcaster's housing needs in or on the edge of that town, Policy SP6 of the Core Strategy allows for sites to be brought forward within or on the edge of other settlements (under phase 3) in accordance with the settlement hierarchy set out under Policy SP2. The triggers are set out in Policy SP6. However, phase 3 will only come forward later in the plan period if phases 1 and 2 (sites located in and around Tadcaster) have not delivered within the timeframes set out under Policy SP6. The Phase 3 requirement for Tadcaster is a minimum of 467 dwellings.
- 2.68 Selby town lies at the top of the settlement hierarchy and strategically where the majority of new development should be focussed (in line with the adopted Core Strategy) - therefore it would be seen as the next preference in the order of priority after Tadcaster in the context of Policy SP6 to allocate phase 3. For Selby therefore we may need to find allocations to accommodate 467 dwellings in Phase 3 which would mean finding land for a minimum of $1,529 + 467 = 1996$ dwellings.
- 2.69 For employment, the Core Strategy identifies a requirement, within the plan period for 22-27 hectares of employment land with 23 hectares of this already allocated as part of Olympia Park. So a minimum of 4 hectares would be needed on smaller sites around the town.
- 2.70 For town centre uses, the evidence base identifies a requirement to plan for 4,700 square metres of non-food retail and to investigate the commercial potential for leisure uses in the town centre.

In summary:

- **New sites are needed for housing, employment and town centres uses at Selby**
- **Sites are required to meet the forecast shortfall in delivery of development before 2027 at Olympia Park**
- **Provision may be required later in the plan period to pick up any shortfall in delivery at Tadcaster (Phase 3) – and this might be most appropriately located around Selby town**

¹⁰ The boundary is defined in the [Core Strategy](#)

Question 5

If required, is it appropriate to allocate Phase 3 for Tadcaster around Selby urban area?

Question 6

Where, in and around Selby town, should the following uses be located?

- **Housing**
- **Employment**
- **Non-food retail, office and leisure**

In particular, which sites in the Pool (shown on the maps and schedules) are the most appropriate?

Tadcaster**What you told us:****Growth Options/MTS**

- There was a strong feeling that Tadcaster needed development within or close to the town but if necessary Tadcaster's Green Belt boundaries should be reviewed to ensure adequate housing land delivery.
- School capacity evidence should take account of potential allocations in York and the impact this could have on schools in Selby District which take pupils from outside the District.
- Comments were also made regarding impacts on the Medical Centre and staffing and lack of provision of residential/nursing home care.

Housing

- In Tadcaster it was generally recognised that it is important to meet Tadcaster's identified needs on available and deliverable sites and concern that Tadcaster's housing needs should be met in Tadcaster and not elsewhere.

Employment

- Respondents considered that the town's vitality can be improved through town centre housing, greater diversity and choice of retailing; enhancement of the public realm; leisure and green assets; and the consolidation and strengthening of the employment base.

Town Centre Uses

- In terms of Tadcaster, respondents considered that the town's

vitality can be improved through a greater diversity and choice of retailing and consolidation and strengthening of the employment base.

- 2.71 The Core Strategy sets out a requirement to allocate sufficient land to bring forward 500 dwellings and the evidence shows a residual need for new allocations in the Site Allocations Plan to accommodate at least 467 dwellings during the plan period to meet the needs of the town.
- 2.72 Historically, the availability of land for development has been severely constrained in the town, and so the Core Strategy also includes a requirement to provide two phases of development in Tadcaster which equates to enough land to accommodate the residual minimum housing requirement of 467 dwellings two times over – 934 dwellings (2 times 467). The second phase allocations would be released if the first phase has not delivered a sufficient number of homes by the specified timescale as set out under Policy SP6 of the Core Strategy. A third phase is also required elsewhere in District (1 times 467) in case the first two phases do not deliver sufficient numbers within specific timescales.
- 2.73 The Core Strategy sets a requirement for five to ten hectares of employment land for Tadcaster. Retail development should promote the regeneration of the town and protect the historic core (Policy SP14). Subsequently, the Selby Retail and Leisure Study 2015 indicates there is a requirement for convenience store provision up to 1,000m² by 2027 (effectively a small supermarket) in the town centre. In light of the needs highlighted in Chapter 2 for town centre uses, this consultation is seeking to determine whether there is an appropriate site available for allocation that is not sequentially inferior to the existing Sainsbury's town centre store.
- 2.74 Work with landowners is ongoing to identify available sites to meet the needs of the town. If sufficient land is not available for development in Tadcaster, this might represent the exceptional circumstances that would justify a review of the Green Belt to release sufficient sites to meet the town's needs. The Pool of Sites includes Green Belt sites on the edge of the town that have been put forward for development.
- 2.75 A wide range of sites in Tadcaster are presented within this Pool of Sites document, but in order to ensure that the needs of Tadcaster can be met, we need to be confident that they are deliverable and available for development. We are seeking your views on how best we deliver sites in Tadcaster to meet the town's needs and whether a localised review of the Green Belt at Tadcaster is justified.

In summary:

- **New sites are needed for housing, employment and town centres uses at Tadcaster**
- **Sites are required for two phases of housing development**
- **Results of the consultation will help determine if there are**

exceptional circumstances to alter the Green Belt boundary if sufficient land within Development Limits is not available

Question 7

Where, in and around Tadcaster, should the following uses be located?

- **Housing**
- **Employment**
- **Small supermarket, office and leisure**

In particular, which sites in the Pool (shown on the maps and schedules) are the most appropriate?

Question 8

Do you support the approach that if sufficient sites are not available within Tadcaster's Development Limits for the identified needs then a localised review of the Green Belt should be undertaken to consider whether there are exceptional circumstances to alter the Green Belt boundary to allocate suitable sites?

Sherburn in Elmet

HOUSING

What you told us:

- In Sherburn in Elmet there was concern regarding the scale of growth linked to recent planning permissions. However, other comments received identified the town as a highly sustainable settlement with employment opportunities, along with a range of services, which could accommodate growth to meet unmet needs elsewhere.
- With regards to having contingency sites a number of responders suggested additional sites should be allocated in Sherburn in Elmet in order to provide for previous under-delivery as well as a catch-up figure to meet the housing need not covered in recent years, along with the difficulty of allocating sites in Selby due to viability and flood risk issues and known landowner constraints in Tadcaster. This was considered by responders to lead to a case for introducing an additional residential allocation in Sherburn in Elmet.
- With regards to bringing forward facilities and infrastructure it was considered that small scale sites generally yield significantly less, as they cannot viably support such requirements. Therefore larger allocations are required to bring infrastructure and facilities.

- 2.76 The Core Strategy sets out a requirement to allocate sufficient land to bring forward 790 dwellings in and around Sherburn-in Elmet over the period 2011 to 2027.
- 2.77 Since the adoption of the Core Strategy, Sherburn-in-Elmet has witnessed a large number of planning permissions overtake the site allocation process. As a result this suggests that Sherburn-in-Elmet would not require any new additional allocations (beyond those that have already received planning permission). However we will need to look carefully at the possible need for any 'contingency element' as outlined at paras 2.34 to 2.40 above.
- 2.78 Approved planning permissions in Sherburn-in-Elmet include contributions to extra school places, highway measures and primary healthcare improvements. Recent evidence indicates that Sherburn-in-Elmet is well served in terms of sports and recreation facilities and further work will be undertaken with the community and parish councils to assess community facilities in the area.
- 2.79 Parking facilities at the railway station and public transport services in general and possible future needs for retail have also been raised as issues. While there is no identified need for a retail allocation in Sherburn-in-Elmet as part of the Site Allocations Local Plan, it is recognised that future retail expansion is significantly constrained and that the town centre would find it difficult to cope with further expansion beyond the plan period.
- 2.80 As with all the settlements, we will continue to monitor infrastructure requirements through the [Infrastructure Delivery Plan](#). These documents will recognise what on-going infrastructure requirements exist in Sherburn in Elmet beyond the requirements relating to just new development. These will be regularly updated and monitored in conjunction with the relevant infrastructure providers and stakeholders. This will enable us to address any deficiencies and identify funding gaps and relevant funding sources, such as central government, North Yorkshire County Council, community infrastructure levy or section 106 agreements.

In summary:

- **In the light of the level of building and existing planning permissions it is proposed that no new sites need to be allocated for housing, employment and town centres uses at Sherburn in Elmet (above that which already has planning permission)**
- **However, further consideration does need to be given to providing a 'contingency element'**
- **Specific infrastructure requirements above those provided for through existing planning permissions (including s106 contributions) will be considered as part of the ongoing Infrastructure Delivery Plan work in association with service**

providers and the local community

- **It is not envisaged at this stage that there are any exceptional circumstances to alter the Green Belt boundary to accommodate allocations or identify Safeguarded Land**

Question 9

Are there any specific needs which need to be provided for in Sherburn in Elmet, within the Site Allocations Local Plan?

3. The Pool of Sites and their Assessment

How have sites been assessed and how will we narrow them down for the Site Allocations Local Plan?

- 3.1 The National Planning Policy Framework (NPPF) explains that the fundamental purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF stresses the importance of a supply of deliverable and developable sites. The availability, suitability and viability of sites are highlighted as key factors.
- 3.2 A key role of the planning system is to set out where future development should take place. There are no recent site allocations for Selby District with the exception of the Olympia Park Strategic Development Site allocation made in the Core Strategy. Site allocations are a key part of a planned approach to growth - giving certainty and confidence to local communities, developers, investors and infrastructure providers. Without sites, a 'planning by appeal' approach can result with development not following the Core Strategy approach and with continued uncertainty over delivery and infrastructure provision.
- 3.3 The proposals in the 2017 [Housing White Paper](#) include a number of different measures to support small builders. The white paper also places an emphasis on providing homes for the elderly population and urges authorities to promote self-build and custom build housing.
- 3.4 The Site Allocations Local Plan will allocate areas of land to meet the needs identified for the range of uses as set out in the previous chapters. In order to do this the Council must assess all potential sites in detail, to determine their sustainability and deliverability. Our approach to assessing sites reflects national and local priorities – through a '[Site Assessment Methodology \(SAM\)](#)'. This document was initially prepared by planning consultants ARUP and was then subject to an 8 week public consultation as part of the focussed engagement exercise which took place in the summer of 2015. From this point the Council has amended the document, taking into account the comments received during the public consultation.
- 3.5 This Chapter of the Pool of Sites document describes the method used to assess all the sites in the process and sets out how we will narrow down the 'pool' to the Publication draft Site Allocations Local Plan next year. As well as seeking your views on the Site Assessment Methodology (SAM), it is important that we get your views on the possible sites and our thinking about the approach to allocating sites.

What you told us:

- There was general agreement to the approach proposed in the Draft Framework for Site Selection, although it was noted that the process will need to be clear, consistent, transparent and fully documented.

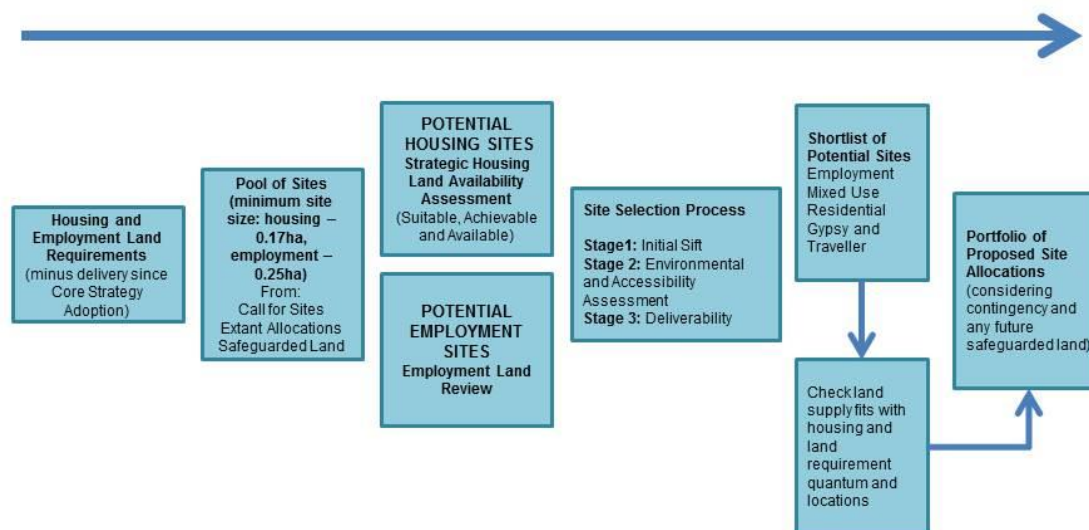
- Respondents also requested that there should be an opportunity for site promoters to provide factual information about their sites as part of the assessment.
- With regard to Stages 2 and 3 of the Draft Framework for Site Selection respondents noted that the site selection process is reliant on up-to-date information being available. A number of respondents considered the approach discriminates against more restricted or isolated Designated Service Villages.
- Other comments noted the need to consider whether a site would contribute to a sustainable pattern of development and ensure adverse impacts are avoided. Sustainability should be considered on all sites regardless of prior allocation. Previously developed sites within the countryside should be identified as development opportunities. An improved approach required to consider the impact of development on nationally or internationally important sites for nature conservation. A number of other suggestions for improvement to the scoring system were also noted, such as ensuring changes to the evidence base underpinning the site selection process are reflected through the process and suggested amendments to the assessment criteria under Stage 1 of the Draft Framework for Site Selection.

Site Assessment Methodology (SAM)

- 3.6 The potential sites have come from a wide variety of sources including those submitted as land bids, undeveloped allocations in the existing 2005 Selby District Local Plan, and from the Employment Land Review. The Council has encouraged landowners, agents, and other organisations to submit sites so that their land can be considered for allocation in the Local Plan. The persons submitting the sites set out what use they considered the land should be used for. The pool of sites also includes unimplemented existing planning permissions and these have been subject to the same assessment.
- 3.7 The way sites are assessed in the **SAM** involves a **three stage process**, the **first stage** involves an initial sift of sites: Sites are considered against fundamental constraints, both in physical terms and policy terms. These are:
- Minimum size of site (0.17 hectares for housing, 0.25 hectares for employment)
 - Sites proximity to a settlement in the Core Strategy hierarchy
 - Flood risk (3b)
 - International and national environmental designations (SPA/SAC/SSSI/RAMSAR)
 - Ancient Woodland

- Health and Safety Executive Zones (inner zones)

- 3.8 If a site has one or more of these fundamental constraints and can't be mitigated, then a site fails the initial sift and is assessed in no more detail. Sites which have none of these constraints go on to be assessed in stage 2.
- 3.9 The **second stage** involves environmental and accessibility assessments. Sites have been assessed to determine their sustainability, for example their proximity to local services and employment, infrastructure constraints and various other factors. This stage also considers environmental, social and economic criteria. There are 27 questions in total and this is where the bulk of information on a site is gathered and assessed.
- 3.10 The final question in stage 2 of the assessment determines whether a site promoted for housing is needed to meet that settlements minimum housing target. The answer to this question is informed by the data in table 3 in Chapter 2 of this consultation document.
- 3.11 The **third stage** involves an assessment of a site's availability and viability (see Glossary for definitions) in order to determine its deliverability. Determining a site's deliverability is crucial because if a site is not deliverable within the plan period to 2027, it cannot provide the housing or employment development that the District needs. Specific factors involved are ownership, existing land uses, market attractiveness and financial viability. If a site has a deliverability issue which cannot be mitigated, then it has been classed as undeliverable and won't be allocated for development.
- 3.12 Through the Pool of Sites consultation process, the Council wants to work with site promoters to find viable solutions to any problems identified through this process. The site selection processes are explained in full detail in the SAM document; figure 6 below shows a flow diagram of the process.

Figure 6: Site Assessment Methodology Summary Diagram

3.13 There was an initial pool of 516 submitted sites:

- 356 sites were proposed for housing
- 82 sites had planning permission for housing
- 53 sites were proposed for employment
- 3 sites had planning permission for employment
- 20 were proposed for mixed use
- 1 site had permission for mixed use
- 1 site was proposed for leisure

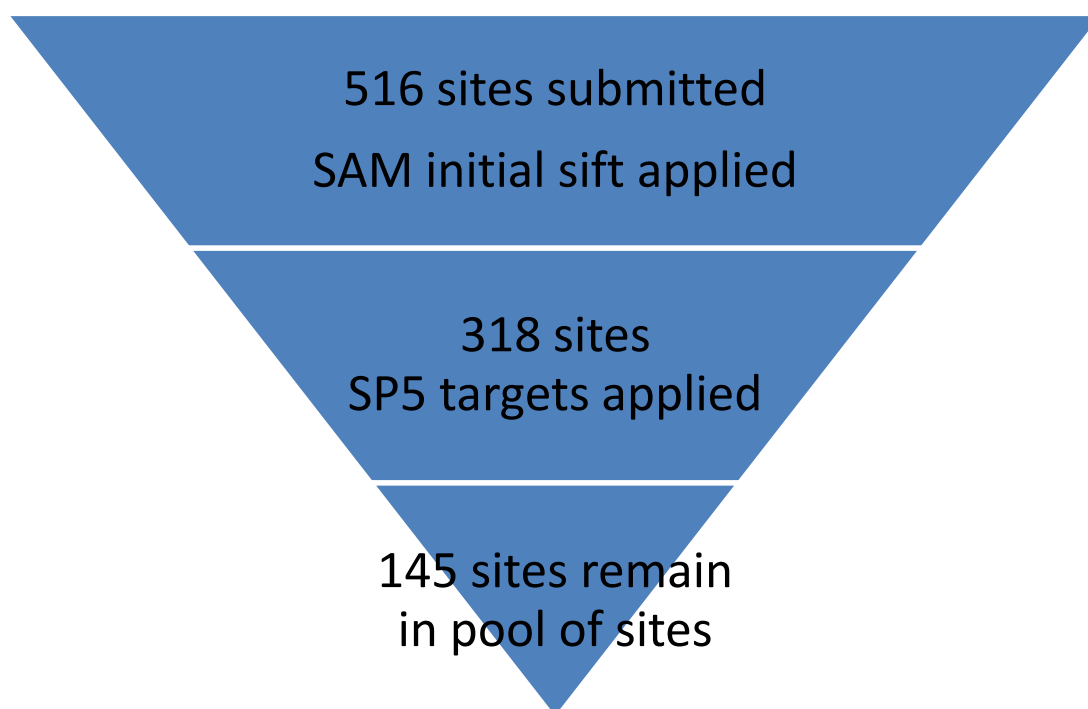
3.14 We have carried out stage 1 of the SAM and as a result, 198 sites have been discounted - these sites do not pass the first sieve stage of the SAM, 318 sites then remain in the 'Pool of Sites'. However not all of these are needed for new allocations because:

- some of these sites already have planning permissions for various uses; and
- the potential amount of land needed to meet the development needs (described in Chapters 2) is less than the amount of sites we have to choose from

3.15 For example, it can be seen in table 3 that Sherburn-in-Elmet and the Designated Service Villages may not need any more dwellings to meet their minimum housing targets over and above existing planning permissions (subject to considering the need for a 'contingency element').

- 3.16 The combined effect of the proposed approach would remove 173 sites and this would leave 145 potential sites in the remaining pool to choose from, with the focus for new site allocations in the towns of Selby and Tadcaster – and all of these may not be needed.
- 3.17 The flow chart below, figure 7, summarises the broad results of the SAM process so far on the sites that were assessed by it.

Figure 7: Site Selection Summary Flow Chart



Results of Site Assessments

- 3.18 Each site has its own unique reference number in the database. The results of the site assessments are summarised for each settlement in Appendix 1. The sites can be found on the settlement maps in Appendix 2 using its reference number. The maps also show some major physical and policy constraints, such as flood risk and Green Belt.
- 3.19 The settlement summaries in Appendix 1 are colour coded to show their status in the SAM process:
- **Red:** Failed the initial sift – the site has a fundamental constraint according to stage 1 of the SAM.
 - **Orange:** Residential may not be required – this applies to sites submitted for housing in a settlement that has met its Core Strategy minimum housing target.

- **Blue:** Permission – Site has an extant planning permission, as of the 31st of March 2017.
 - **Green:** Potential Site – Sites that are not subject to one of the three factors described above and remain as options to consider as potential new allocations in those areas of the District where allocations are required.
- 3.20 The sites on the maps are colour coded by their land use type (Residential/Employment/Mixed Use etc.) and are also classified as one of the four categories the site falls into after the SAM process described in paras 3.6 to 3.12 above.
- 3.21 The [individual site profiles](#), can be seen in a separate technical report available on line as well as [individual maps](#) showing site boundaries

Narrowing down sites - the next steps

- 3.22 **All the sites presented within this document are for consultation purposes only. None are being given any status at this stage. Inclusion of a site in the “Pool of Sites” is not a material consideration for development management decisions. The Council has not made any decisions yet on any site allocations. This will come later at the Publication draft plan stage next year.**
- 3.23 A large number of sites have been included so that people can have their say on all the possible site options available. The fact that a site has been included within this document and appendices as a potential allocation is no guarantee that it will eventually become an allocation as part of the final adopted document. The aim of this document is to test how appropriate these potential sites are through consultation.
- 3.24 It is the purpose of this Pool of Sites consultation to gather views and further evidence to inform decisions going forward for the Publication draft plan stage next year which will include proposed allocations.

In Summary :

- **Seeking your views on the Pool of Sites is the key purpose of this consultation exercise**
- **516 sites were submitted for consideration**
- **These sites have been assessed for major constraints, with 198 sites discounted at this stage.**
- **318 sites were left to be assessed in detail.**
- **173 sites may not be needed – as 86 sites already have planning permissions (for a variety of uses) and because Sherburn-in-**

Elmet and the Designated Service Villages may not need any more dwellings.

- **So, potentially 145 sites are left in the remaining pool to choose from for consideration for possible allocations in next year's Publication draft plan.**
- **All the sites presented within this document are for consultation purposes only. None is being given any status at this stage.**
- **Inclusion of a site in the 'Pool of Sites' is not a material consideration for development management decisions.**
- **The Council has not made any decisions yet on any site allocations. This will come later at the Publication draft plan stage next year.**
- **Deliverability is a key focus of the site assessments.**

Question 10

What are your views on the approach and results of the SAM high level sieve exercise?

Question 11

Do you have any comments on the suitability for development of any of the sites listed in the tables and shown on the maps in Appendices 1 and 2 of this document?

Question 12

Are there any other sites, not included in this document that should also be considered as potential site allocations? Please enclose a site plan and as much information as possible – Use the form on the Council's website

Strategic Environmental Assessment/ Sustainability Appraisal/ Appropriate Assessment

- 3.25 Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are both statutory requirements of plan making and are very closely linked. SA aims to integrate sustainability issues into decision making by appraising the plan or strategy using environmental, social and economic objectives. SEA also aims to facilitate sustainable development but its emphasis is on integrating environmental issues. It is possible to satisfy the requirements of both pieces of legislation through a single appraisal process.
- 3.26 At the previous Initial Consultation stage for the sites and policies plan, a scoping was undertaken for the SEA/SA and a baseline position established.

Because that Initial Consultation did not set out any specific proposals, the Sustainability Appraisal Report which accompanied that consultation simply sets out a methodology for the next stages. More detail on the process is contained in the [Sustainability Appraisal](#) which accompanies PLAN Selby.

- 3.27 The Appropriate Assessment – also known as the Habitats Regulations Assessment (HRA) is a separate regulatory requirement. Its main purpose is to ensure that the plan will not result in an adverse effect on the integrity of a ‘European designated site’. These designated sites are internationally important for nature conservation and wildlife and are sometimes also referred to as Natura2000 sites.
- 3.28 At the Initial Consultation stage, the Council developed the methodology to allow the first stage (‘screening’) to happen which would identify if a more thorough, ‘appropriate assessment’ is required. More detail on the HRA process may be found in the [separate document](#) that accompanies PLAN Selby.
- 3.29 The Site Assessment Methodology (SAM) for the emerging Site Allocations Local Plan has integrated the Sustainability Appraisal (SA) process by considering the SA Framework as part of the site selection criteria. This approach ensures that the SA of individual sites is built into the site selection process.
- 3.30 At this stage, the Pool of Sites consultation does not identify which sites will be proposed for allocation. Following this consultation exercise and analysis of the comments received, and subject to further technical work, a Publication Draft Plan will be prepared which will set out the Council’s proposed sites for allocation. This will be subject to Sustainability Appraisal, and a draft final sustainability report will be published, which will be submitted to the Secretary of State alongside the Submission plan.
- 3.31 The Pool of Sites has been subject to screening as part of the [Habitats Regulations Assessment](#). Overall this assessment has found that none of the individual allocations would result in a ‘likely significant effect’ alone. Further work will be undertaken on the HRA, following the identification of preferred sites, and this work will include an assessment of the cumulative impact of proposed allocations.

4. Moving towards the Site Allocations Local Plan - Developing the Approach

- 4.1 This document has already covered a few areas in preceding chapters regarding developing an approach for the amount and location of the new development needed. There are other related issues which, while not part of the Pool of Sites consultation, we would like to seek views on in order to develop the approach in the emerging Site Allocations Local Plan.

Managing development – Requirements for individual sites

- 4.2 We propose to include specific requirements for each of the sites which are ultimately allocated in the Site Allocations Local Plan. These will be based on further technical work and may include for example, requirements such as, where access should be provided or whether there are specific drainage issues which need resolving. This will manage the impacts of new development and provide necessary mitigation.

Development Limits

- 4.3 The Core Strategy indicated that the Development Limits would be reviewed in future local plan documents. The Initial Consultation 2014 asked how this exercise could be undertaken. The Focused Engagement 2015 looked at a methodology for a review if one was to be undertaken.

What you told us:

- There was general support and recognition for the need to maintain the character of settlements and the role that Development Limits can play, for all settlements of Secondary Village size or above.
- There was little consensus on how 'tightly' Development Limits should be drawn. Some support was given to tightly drawn boundaries on the basis that these can afford the Council control over the application of its Development Plan policies, along with promoting regeneration and protecting the character of settlements. Alternative views considered that a tightly drawn boundary would inhibit flexibility in the plan, meaning that it's unable to respond to changing circumstances without a full or partial review.

- 4.4 Since then it seems likely that the development needs of the Core Strategy can largely be met by completions and existing deliverable permissions - with only new allocations needed in Selby and Tadcaster towns (subject to the proposed 'contingency element' as set out at 2.34 to 2.40). With this approach it is considered only necessary to alter Development Limits in the Site Allocations Local Plan to accommodate development needs in those

locations where allocations are proposed to be made; including existing planning permissions; and to reflect existing built development.

Question 13

Do you agree with this approach to amending Development Limits? Why?

Green Belt

- 4.5 Core Strategy Policy SP3 confirms that any Green Belt review should ensure there is sufficient land available to meet development requirements throughout the plan period and identify Safeguarded Land to facilitate development beyond the plan period. The Core Strategy was adopted on the principle that a Green Belt review is likely to be necessary if sufficient deliverable and developable land outside the Green Belt cannot be found in accordance with the District's settlement hierarchy. There must be exceptional circumstances to justify any alteration of Green Belt boundaries.
- 4.6 We consulted on Green Belt issues as part of the Initial Consultation in 2014. As part of the 2015 Focused Engagement we published a [Draft Stage 1 Green Belt report](#) which set out the principles of any review if one were to take place.

What you told us:

- The importance of the Green Belt in protecting the openness of the countryside in parts of Selby District was widely acknowledged.
- The methodology was considered to follow best practice. However, there were concerns regarding the approach to defining the General Areas of Green Belt which resulted in some very large areas and some smaller areas being tested in the same manner. This lack of a finer grain assessment of the larger parcels of Green Belt land was considered to 'hide' significant differences in scoring of smaller parcels of land against contribution being made to the purposes of the Green Belt.
- Respondents highlighted that the use of landscape quality in assessing General Areas against Green Belt purposes 2 and 3 (preventing towns merging and safeguarding the countryside) is inappropriate. It is clear that Green Belt is not designated having regard to landscape quality and whilst landscape quality is clearly an important part of the site selection process, it should be carried out as a discrete exercise, completely separate from the Green Belt study.
- With regards to purpose 5 (assisting urban regeneration) it was highlighted that all Green Belt supports urban regeneration by the recycling of derelict and other urban land and therefore all Green Belt parcels should score well against this function.

- A number of comments provided specific locations where Green Belt boundaries should be altered or protected.

- 4.7 Given the amount of development that has already taken place and the availability of suitable sites for development within Development Limits outside Green Belt areas, it is not considered necessary or appropriate to carry out a District-wide Green Belt review in this plan period. This is because the number of completions and consents across many of the District's settlements has 'overtaken' the site allocation process in some respects and Sherburn in Elmet and the Designated Service Villages have the potential to exceed the minimum housing targets set out by the Core Strategy. On this basis, it is not considered that an exceptional circumstance exists to justify a District-wide review of the Green Belt boundary.
- 4.8 The Core Strategy states that in Tadcaster land ownership issues have limited the potential delivery of housing in an otherwise very sustainable location. It states that the sustainability of Tadcaster and its need for growth, together with the lack of available land, may constitute the exceptional circumstances necessary to undertake a Green Belt review. Please refer to Chapter 2 where issues relating to Tadcaster are discussed further.
- 4.9 Any localised review of the Green Belt will build on the work already undertaken as part of the Draft Stage 1 Green Belt Review and take into account consultation responses.

In summary:

- **We are not seeking to undertake a District-wide Green Belt review**
- **If exceptional circumstances are identified in relation to the need to identify development land within particular settlements in the hierarchy there may be localised reviews**

Safeguarded Land

- 4.10 The National Planning Policy Framework and Core Strategy Policy SP3 set out that the Local Plan should identify Safeguarded Land where necessary. Safeguarded Land is land between the Green Belt and the Development Limits which has been removed from the Green Belt to consider through a local plan review if it is needed to meet development needs (for identified needs across all uses not just housing) beyond the plan period to ensure the permanence of the Green Belt. It is not allocated for development and should only come forward, if required, following a review of the Local Plan.
- 4.11 We consulted on Safeguarded Land issues as part of the Initial Consultation in 2014. As part of the 2015 Focused Engagement we published a [Method Statement for identifying Safeguarded Land](#). The Method Statement

suggested criteria for reviewing existing Safeguarded Land to determine whether it was still fit for purpose and criteria for identifying new Safeguarded Land, where appropriate.

What you told us:

- The majority of respondents recognised the need to identify Safeguarded Land to meet development needs beyond the plan period and to ensure that Green Belt boundaries do not need reviewing in the next plan period.
- A number of suggestions were provided regarding the appropriate amount of Safeguarded Land required and other issues that should be taken into account, as follows:
 - Consider the capacity of existing Safeguarded Land
 - There needs to sufficient Safeguarded Land to ensure that there is no need to review the Green Belt again in the next plan period
 - There should be enough for 25-30 years' worth of development needs
 - The amount allocated should be equivalent to 15 years of housing supply
 - Should utilise objective evidence for need, availability and delivery
 - A buffer should be provided for non-delivery of housing allocations
 - Enough land should be allocated for at least 10% of development needs
 - Enough land should be allocated for at least 20% of development needs
- A number of comments provided specific locations where Green Belt boundaries should be altered or protected.

4.12 In Selby District where the Green Belt areas are limited to the western and northern edges of the District, there are a number of saved safeguarded sites from the Selby District Local Plan (2005). These are in Sherburn in Elmet and in Hillam and have all been subject to assessment through the Site Assessment Methodology. Some of these have been subject to recent planning permissions or pending planning applications for residential development. This raises the question of whether the Site Allocations Local Plan should allocate further Safeguarded Land.

4.13 The level of housing and employment development which has occurred and is planned in Sherburn in Elmet and the Designated Service Villages since the beginning of the plan period indicates that there is unlikely to be an

exceptional circumstances case to justify the removal of land from the Green Belt in these settlements for safeguarding purposes.

- 4.14 The situation in Tadcaster is complex. The availability and deliverability of the majority of sites identified in Tadcaster is uncertain; a point previously addressed by the Core Strategy Inspector. However, the consideration of whether to allocate Safeguarded Land, needs to be measured against the requirements set out in Policies SP3 (the settlement hierarchy) and SP6 of the Core Strategy (which requires the allocation of land in two phases capable of delivering up to 1,000 dwellings) and SP13 (employment). There may not be sufficient justification to remove land from the Green Belt to safeguard it for future use.
- 4.15 These issues will be considered if it transpires that a localised review of Green Belt boundaries is proposed in order to accommodate the identified development needs - for the range of uses.

In summary:

- **The circumstances indicate that it is unlikely that the Local Plan will designate any further areas of Safeguarded Land.**
- **However, any alterations to Green Belt boundaries for the purposes of allocating land for development in this plan period or safeguarding land in order to meet longer-term development needs, stretching well beyond the plan period, will be considered through any localised Green Belt review.**

Critical Infrastructure

- 4.16 The Core Strategy recognises that it is important that the infrastructure to support new development is provided alongside the new homes and jobs or other uses.

What you told us:

- Respondents raised the need to ensure that new development is accompanied by associated infrastructure as there are existing capacity problems, especially with junctions/highways/parking; schools; drainage/sewerage/flooding; public transport and broadband/4G coverage. Local infrastructure requirements were identified in specific settlements.
- A wide range of respondents also provided comments and support for updating the Infrastructure Delivery Plan. It was also noted that more detailed planning is required around housing and population growth to understand the infrastructure implications.

- 4.17 The Council is developing its [Infrastructure Delivery Plan](#) (IDP) as part of the Site Allocations Local Plan process working with service providers. Knowing where development is to take place will enable better infrastructure planning – for example for schools and health facilities as well as transport and recreation open space. Assessing the ‘cumulative’ demands and needs for all types of infrastructure for all developments is crucial.
- 4.18 We will continue to work with infrastructure providers and communities including parish councils to ensure we are aware of existing services and facilities and are able to identify any emerging needs.
- 4.19 Any new allocations will include requirements for any related critical infrastructure needs to be provided. At this stage we are not aware of any need for particular infrastructure schemes or proposals which need to be allocated.

Question 14:

What do you consider to be the key local infrastructure requirements and why?

Formal Sports Pitch Provision

- 4.20 Sport and recreation can make an important contribution to the health and well-being of communities. National planning policy states that planning policies should be based on robust and up-to-date assessments of the needs for sports facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of sports facilities in the local area. Information gained from the assessments should be used to determine what sports provision is required.
- 4.21 In order to assess the need for formal sports provision in the District, the Council commissioned the [Outdoor Sports and Playing Pitch Strategy \(April 2016\)](#) and the [Indoor Sports Facilities Strategy \(April 2016\)](#). These studies assessed the quantity in provision against need, the quality of existing provision and the accessibility of provision, of swimming pools, sports halls, cricket, hockey, football, rugby and rugby league pitches and tennis courts.
- 4.22 Overall, the studies found that the quantity of provision exceeded demand for most types of formal sports provision in the District, that the accessibility of leisure and sports was good and that the quality of existing leisure and sports provision was generally good. However the following deficits in provision against demand were identified:
- Six additional football pitches are likely to be required overall up to 2027, at those clubs identified as already at capacity.
 - The existing rugby union club in Selby needs to expand with extra training facilities needed.
 - There is an additional need for one extra rugby league training pitch.
- 4.23 Only one site has been submitted to the Council for consideration as leisure

and recreation use allocation in the plan and this is in a rural location (Fairburn). It may therefore be appropriate for the Site Allocations Local Plan to consider identifying extra sites for formal sport uses to meet the needs identified in the two evidence base studies - if suitable, available and deliverable sites can be secured.

Question 15:

How should the Site Allocations Local Plan deal with the need for formal sports pitches up to 2027?

Are you aware of a specific proposed scheme?

Do you have a site which could be used for a playing pitch use you would like to submit for allocation in the Site Allocations Local Plan?

BLANK

List of Appendices

Appendix 1: Site Assessment Summaries (for each Settlement)

Appendix 2: Settlement Maps (showing all sites*)

**Note: Individual site location plans are also available on the website*

List of Evidence Base Documents

A range of technical evidence base reports are already published on the website from both the Initial Consultation 2014/2015 and the Further Focused Engagement 2015.

Those studies have informed the Pool of Sites Consultation and will continue to inform the preparation of the Site Allocations Local Plan going forward and remain valid.

In addition the following are referred to in this document and are already published on the Council's' [website](#):

- Strategic Housing Land Availability Assessment, July 2017
- 2017-2022 Five Year Housing Land Supply Report, July 2017

Some reports have been updated and there are some additional documents. These are all also now available to view and download from the [website](#).

These are:

- Site Assessment Methodology, September 2017
- Individual Site Profiles, 2017
- Draft Habitats Regulations Assessment, 2017
- Landscape Character Settlement Study, October 2015
- Outdoor Sports and Playing Pitch Strategy, April 2016
- Indoor Sports Facilities Strategy, April 2016
- Traveller Needs Assessment (TNA), 2016

BLANK

GLOSSARY and Abbreviations

This glossary explains some of the words and terms and abbreviations used in this document.

Term	Abbreviation	Description
Allocations		Sites identified for new development for specific land uses to meet the known requirement over the plan period. Sites allocated for development still require planning permission before they are developed.
Authorities Monitoring Report	AMR	An annual report which assesses progress towards targets and the effectiveness of the policies set out in this document.
Availability		A site is considered available for development where on the best information available there is confidence that there are no legal or ownership barriers to its development. Existence of a planning permission does not necessarily mean that the site is available. This is based on the definition in Planning Guidance
Community Infrastructure Levy	CIL	A levy which allows us to raise funds from owners or developers of land undertaking new building projects in the District.
Core Strategy		This document forms part of the Local Plan and sets out the overall vision, objectives and policies to guide development and change in the District. The Core Strategy Local Plan was adopted in October 2013. PLAN Selby is linked to the Core Strategy and must comply with it.
Deliverable		To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

Designated Service Villages	DSVs	Limited growth will be allowed within these villages to meet local needs (as defined under Policy SP2 of the Core Strategy). These are the villages with the largest populations and the best range of facilities.
Development Limits		These are the boundaries between settlements and the open countryside which establish where relevant policies apply. They have been defined for the Principal Town, each Local Service Centre, the Designated Service Villages and the Secondary Villages within the District.
Duty to Cooperate	DTC	The duty to cooperate seeks to ensure that local planning authorities lead strategic planning effectively through their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries.
Employment Land Review	ELR	This document examines the socio-economic nature of Selby district, undertakes commercial market analysis, and assesses the supply of employment land within the district in order to make specific policy recommendations detailing the required quantum of employment land for the district, as well as the most suitable areas for this.
Five Year Housing Land Supply	5YHLS	The National Planning Policy Framework states that in order to boost the supply of housing, local planning authorities have to identify and update a supply of specific deliverable housing sites to provide five years' worth of housing against the identified housing requirements as set out in the Core Strategy.
Flood Risk		Flood risk refers to the probability of river flooding ignoring the presence of flood defences.
Floodplain	FZ3b	Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.
Green Belt		Areas of land around certain cities, towns

		<p>and large built-up areas where the aim is to keep them permanently open or largely undeveloped. The purposes of the green belt is to:</p> <ul style="list-style-type: none"> • check the unrestricted sprawl of large built-up-areas; • prevent neighbouring towns from merging; • safeguard the countryside from encroachment; • preserve the setting and special character of historic towns; and • assist urban regeneration by encouraging the recycling of derelict and other urban land <p>Green Belts are defined in the Core Strategy and the detailed boundaries will be shown on the Policies Map.</p>
Habitat Regulations Assessment	HRA	The assessment tests the impacts of the plan or proposal on nature conservation sites of European importance and is a requirement under EU legislation.
Housing White Paper		Titled: "Fixing our Broken Housing Market" February 2017. This sets out reforms the Government plans to introduce to increase the supply of housing.
Infrastructure		Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Infrastructure Delivery Plan	IDP	This document outlines the presence of and the planned delivery of infrastructure for the district. It identifies the scale of infrastructure investment required to accommodate the Core Strategy aspirations for sustainable growth.
Local Development Scheme	LDS	The 3 year timetable that the Council puts into effect which sets out which local plan documents will be prepared.
Local Planning Authority	LPA	The statutory authority (Selby District Council) whose duty it is to carry out the planning function for its area.
Local Service		Sherburn in Elmet and Tadcaster are

Centre		defined as local service centres serving localised catchments (see Policy SP2 of the Core Strategy).
Market town studies		The market town studies provide a summary of the aims and objectives that have emerged from the focused Market Town engagement undertaken in 2015, including a strategy for delivering these aims and objectives.
National Planning Policy Framework	NPPF	This framework sets out the government's planning policies for England and how these are expected to be applied.
North Yorkshire County Council	NYCC	North Yorkshire County Council are the 'top-tier' authority responsible for providing services across District Councils in North Yorkshire, including Selby, such as education, highways and minerals and waste.
PLAN Selby		The collective name used for the Site Allocations Local Plan and the Development Management Policies Local Plan
Principal Town		Selby is defined as a principal town and will be the focus of growth due to being the most sustainable location within the district (see policy SP2 of the Core Strategy).
Retail and Leisure Study		The study provides an assessment of retail, commercial and leisure needs up to 2027. It also assesses deficiencies in current provision and the capacity of existing centres to accommodate new development.
Safeguarded Land		Safeguarded land is defined in the National Planning Policy Framework as land between the urban area and the Green Belt identified in order to meet longer-term development needs stretching well beyond the plan period.
Selby District Council	SDC	Local planning authority for the District of Selby.
Selby District Local Plan	SDLP	Current District wide Local Plan which was adopted in 2005 and includes policies for the use and development of land. Many SDLP policies have been saved by Direction of the Secretary of State in 2008 until replaced by new local plan policies. Some have already been replaced by CS.

		The site allocations policies in the SDLP will be replaced by policies in the Site Allocations Local Plan when adopted. All other remaining ones will remain in place until replaced by further Local Plan documents.
Self-build/ Custom build homes		The construction of self-build homes are directly organised and designed by an individual. Custom build homes are where individuals work with a developer to help deliver their home.
Site Allocations Local Plan	SALP	This document will identify sites to ensure that sufficient land is available in the right locations to meet the growth targets set out in the Core Strategy. In particular, sufficient employment and housing land and infrastructure is needed to cover the period to 2027, in accordance with the vision, spatial strategy and strategic policies set out in the Core Strategy.
Site Assessment Methodology	SAM	This document provides a detailed framework for how potential site allocations have been assessed in order to determine their suitability based on numerous factors.
Strategic Environmental Assessment	SEA	Part of the sustainability appraisal specifically covering the impact on the environment.
Strategic Housing Land Availability Assessment	SHLAA	A SHLAA is a technical exercise to assess the amount of land that could be made available for housing development. It is part of the evidence base that will inform the plan making process.
Strategic Housing Market Assessment	SHMA	This study assesses the housing needs of the District including need for affordable housing and tenure, types, sizes.
Sustainability Appraisal	SA	This document details how preparation of the Local Plan will promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
Traveller Needs Assessment	TNA	This assessment provides up to date evidence about the accommodation needs of gypsies and travellers and showmen in

		the District up to 2027.
Viability		Allocated sites and development are required to be viable, that is the cost of development of a site should provide a competitive return to a willing landowner and developer. These requirements should be born in mind when considering obligations and Policy requirements that might apply to a particular site.

End of document

BLANK



**Produced by Selby District Council as part of
The Local Plan**

For further information please contact:

Planning Policy Team
Selby District Council
Civic Centre
Doncaster Road
Selby YO8 9FT

Email localplan@selby.gov.uk

Website: www.selby.gov.uk

Tel: 01757 292034

