



Site Allocations Development Plan Document

Frequently Asked Questions

22 September 2011

This is the first I have heard of this – what’s it all about?

Selby District Council is the Local Planning Authority for the area. The current development plan for the District is the Selby District Local Plan (SDLP). This document was adopted by the Council in 2005 is ageing and is in need of replacement with a new plan called Local Development Framework (LDF). We need to update the plan to ensure there are opportunities for future growth and development in the District.

The LDF is not a single document, but a collection of documents, guided by Central Government. Within the LDF the hierarchy of plans: Core Strategy, SADPD, Development Management DPD set policy, while Supplementary Planning Documents (SPD) help to add flesh to the bones, such as Village Design Statements, Affordable Housing and Developer Contributions.

The main District document in the Local Development Framework is called the *Core Strategy* which sets out the strategic vision for the next 15 years. That document contains broad policies and quantities of development required to address key issues in the District. The Core Strategy is scheduled for Adoption early in 2012, following an independent Examination in Public (September 2011).

The Site Allocations Development Plan Document (SADPD) is intended to find sites for development that can deliver the vision of the Core Strategy. The SADPD is being prepared now.

Following SADPD, the LDF will be rounded off with a Development Management DPD which will update or replace the remaining 2005 Local Plan development policies.

Underneath the SADPD in the hierarchy is a suite of Supplementary Planning Documents (SPD) that provide additional guidance to help to explain Policies, such as Village Design Statements, Affordable Housing, and Developer Contributions.

In summary, there is a lot of development planned in this District over the next 15 years and the Council is seeking your views on how it should manage that development.

Where can I see a copy of the Preferred Options?

It can be viewed in the District libraries, at Access Selby, or most conveniently at www.selby.gov.uk/sadpd.

Council Officers will be attending the Community Engagement Forums where people may drop in and chat informally about the Preferred Options.

The dates and venues of these meetings are available here:

www.your-community.org.uk

What’s happened to the consultation response I made earlier this year?

The Council read them all, grouped comments in to common issues and themes, then prepared the comprehensive reply that forms the SADPD Preferred Options.

When considering the responses, many opinions differed. The Council has balanced the responses and arrived at a reasoned and justified outcome. This may not satisfy everyone, but the reasoning for the outcome is clear.

This is still a draft document – your consultation responses can still affect the final version.

Are my answers to previous consultation online with my personal details?

Every response we received during the consultation period is now scanned and available on our website for anyone to see at www.selby.gov.uk/SADPD – which is a requirement of the Regulations. However we have blanked out personal identifiers such as names, addresses and signatures due to the nature of some of the comments made. This goes beyond the reasonable requirements of the Data Protection Act, and so in the future only signatures will be blanked out and other personal identifiers will remain on the documents.

I have seen a different version of the SADPD Preferred Options – how many are there and which one is correct?

The document goes through a series of internal consultation processes before it is agreed. The SADPD Preferred Options is drafted and then sent to The Executive for consideration and approval. Members at the Executive suggest improvements and these are sent to Policy Review Committee who make suggestions for the Executive to consider. Each of these meetings has a new agenda and the improvements are made throughout the process so there appears to be a lot of different versions.

Once the Executive are happy with the document it is then sent to Full Council for approval. The Council is only seeking your comments upon the final version which has the following text on the front cover:

“PREFERRED OPTIONS (approved for consultation including amendments resulting from Full Council on 13 September 2011)”.

How have some housing sites been released already if it's still open for consultation?

The 2005 Local Plan is still a live document, despite the programmed replacement through the LDF. Within the Local Plan is a range of housing sites that were agreed, but they were only to be released when the Council considered that it needed them.

In making such a decision, the Council has to consider how much land is already available based on existing planning permissions, and an assessment of likely-to-come-forward sites. It has to demonstrate that there is a reasonable supply

for 5 years' building. Since 2005 that has been possible, but in this year's survey it was found to be no longer the case.

Although the timing is unfortunate, the Council was no longer able to demonstrate a 5-year supply for housing land, and had to respond by implementing its agreed policy and release those sites. Fortunately, most of the sites released have been selected in the SADPD so the impact on housing development in each specific village is limited, as the release will count towards the SADPD figures. This means that if a village is identified for 100 houses and the site is released for 50, then the SADPD will only be seeking sites for the remaining 50. It does not mean that the SADPD is looking for 100 on top of the 50 released.

What are the other documents that accompany the SADPD?

Policy documents are not alone – each is really a suite of documents that support each other. Alongside the SADPD itself are:

- IDP – Infrastructure Delivery Plan. This sets out the capacity of services to accommodate development, and where necessary the improvements required to enable development to take place.
- SA/SEA/HRA – Sustainability Appraisal/Strategic Environmental Assessment/Assessment under the Habitats Regulations. This is an analysis of the sustainability and environmental impacts of the proposals in the SADPD.
- Consultation Statement. This sets out the steps the Council has taken to involve people in the decision-making process.

The Council is inviting comments on all the documents, not just the main SADPD.

What happened to the 60 Gypsy & Traveller sites?

In the Issues and Options consultation, sixty sites were identified for potential Gypsy & Traveller use. Those sites were never selected as the most suitable: instead they were what was left over having discounted over 200 other sites on the grounds of flood risk, Green Belt etc. The Council *asked* if any of the 60 were suitable.

As a result of the consultation, the Council agreed with comments made through the consultation process that it should only seek sites with land owner agreement for Gypsy & Traveller use. As such, none of the 60 sites (or indeed any other sites in the database) have been pursued as no land owners stated that they would like such a use.

As part of the Issues & Options consultation process six sites were submitted with land owner agreement for Gypsy & Traveller use, so the Council is working with those sites only.

Notwithstanding the above, The Council agreed that a sub-group of the Policy Review Committee should undertake a review of the methodology in Issue G,

and potential sites. This is an independent assessment which will run parallel to the Preferred Options consultation process. The findings of the sub-group will be considered as a response to the consultation and will not be binding.

Why do we need more houses when there are already lots that can't sell now?

The SADPD is a 15 year plan. Although the housing market is depressed at this time, it is likely to recover over the coming years. It is not envisaged that all the housing will be built in one go – it will be delivered across the years.

There is a need for growth due to population changes – more smaller households are being created and we are living longer. There is also a demand for housing development that the Council must respond to. More detail about this issue is set out in the Core Strategy and its background papers, available on our website.

The SADPD is only concerned with finding sites for development, not the debate on whether any development is necessary.

Why are there more sites now?

As people have realised the Council is considering land allocation, they have decided to promote their own land. Some sixty new sites have come forward through the Issues and Options process. The Council cannot reject sites on the basis that they have arrived relatively late in the process. Instead the sites are subject to the same appraisal as all others and ranked accordingly. In some cases the new sites are the preferred sites, and in other cases they are rejected.

Can more sites still be added?

Yes. It is likely that more sites will be submitted through the next consultation period. The Council will also consider these sites, subject them to the same assessment and rank them accordingly.

Why one site and not another?

The SADPD sets out a methodology for choosing which site to allocate. It discounts sites for a variety of reasons such as Green Belt, flooding, and distance from the villages. Each chapter in the SADPD explains the reasoning behind the choice of sites.

Sometimes the choice is simple based on the characteristics of sites, but other times the choice is more subjective as there are several potential sites. Where this occurs, the Council is guided by responses it received through earlier Issues & Options consultation which will help lend a local perspective.

How many houses are coming to my village?

Selby Town	1336	Eggborough + Whitley	112
Sherburn-in-Elmet	457	Fairburn	32
Tadcaster	498	Hambleton	74
Olympia Park	1000	Hemingbrough	77
Appleton Roebuck	10	Kellington	38
Barlby + Osgodby	234	Monk Fryston + Hillam	58
Brayton	254	North Duffield	44
Brotherton + Byram	97	Riccall	127
Carlton	62	South Milford	98
Cawood	66	Thorpe Willoughby	133
Church Fenton	42	Ulleskelf	15

Is the housing number fixed?

No. The SADPD uses a simple 30 dwellings per hectare figure to guide the choice of sites. The actual amount of housing to be developed on each site is decided by a planning application which may be for more or less houses. This is down to the developer who may wish to develop different types of houses that require different amounts of land. For example, bungalows take up a lot of land while flats take up comparatively little land, so the number on each site really can vary.

The Government is pro-growth, so SDC will not seek to limit housing numbers on the basis of density. Instead it will consider a planning application and assess the quality of the proposed development to ensure it is appropriate for the site.

Some sites identified in the SADPD Preferred Options are vast, and in theory capable of accommodating far more housing than the number set out. However as the SADPD progresses, more detailed site plans will be prepared which show how the Council sees the sites being delivered (subject to consultation). This may limit the extent of growth to a suitable part of the site to ensure that growth is managed appropriately.

Overall, 4864 allocated houses in the District is a minimum target, and the national planning system aims to achieve more than this as there is a national housing shortage.

Can our local infrastructure cope?

Research to date shows that the District has some infrastructure problems, but none that are “show stoppers”. New development will have to ensure that it is capable of existing without impacting negatively on existing infrastructure. Where this is not possible then improvements must be made to the infrastructure to allow development to occur.

The Infrastructure Delivery Plan (IDP) is prepared alongside the SADPD and it will set out what infrastructure is needed to accommodate growth. That

document will evolve through the consultation process to prepare a full schedule of required improvements.

It is not the role of the IDP to identify problems to prevent development, but to ensure infrastructure is capable of delivering development.

I own one of the preferred sites – what do I do now?

The Preferred sites are not yet definite – there is still a comprehensive consultation process to go through to ensure that sites are Sound and deliverable. It would be helpful to the Council if land owners/agents would begin to develop ideas and prepare supporting information about sites to demonstrate that they are suitable and deliverable. This will enable the Council to support them through future stages of consultation as it has evidence of each site being realistic.

If owners/agents do not do this, then the Council may be forced to reassess sites and favour others that *can* demonstrate their Soundness.

I own one of the sites that has been discounted – what do I do now?

The Preferred sites are not yet definite – there is still a comprehensive consultation process to go through to ensure that sites are Sound. If you believe any of the Preferred Options is factually incorrect or the assumptions are incorrect and consider that your site is preferable to any of those selected by the Council, then please present evidence to the Council so it may reassess sites and ensure that it can demonstrate Soundness.

I have commented previously – do I have to comment again?

Yes – if you have anything further to add! The document now shows some specific proposals rather than broad issues so it is likely that you would want to make additional comments.

Previous responders have been allocated a unique 4-digit reference number. It would be helpful if you would quote this when making further comments. Everyone who gave contact details last time has been contacted by e-mail or post with their unique number.

How can I comment on the SADPD Preferred Options?

We are not only looking for objections to the document. The Council also requires support so it can demonstrate “buy-in” from the public, thus it knows it is doing the right thing.

If you currently agree with something but enough people object, it may be changed. This could mean that in the next stage of the consultation when you are only able to comment on LEGAL COMPLIANCE and SOUNDNESS issues, that you are unable to change it back. Therefore, please consider all of the SADPD Preferred Options and make ALL your views known.

Your comments may be made only in writing or by e-mail, to
Policy Officer
Selby District Council
Doncaster Road
Selby
YO8 9FT

Or ldf@selby.gov.uk

It would be helpful to the Council if you would put the page number or site reference number when making a comment.

The closing date for comments is **Friday 2 December 2011 at 4pm.**

How will I know if you have received my comment?

If you submit comments by e-mail you will get a reply acknowledging receipt.

If you submit comments by post then the Council will publish a schedule of responses on the web site which may take several weeks. You may check that schedule to ensure your comment has been received.

What is the process from here?

Comments made during the consultation period will be assessed and where appropriate, changes may be made to the SADPD to prepare a SUBMISSION DRAFT. This will be made available around the end of Spring 2012 for comment on Legal Compliance and Soundness.

There is also the possibility that further consultation may be required depending on the outcome of the Core Strategy Examination in Public.

After this, if required the SADPD will undergo it's own Examination in Public with an independent Inspector in the late summer, and then it is scheduled for Adoption at the end of 2012.

Upon Adoption, the SADPD will replace Part II of the Local Plan and the development of sites will be agreed. However, each site must apply for planning permission in the normal way so you will still be able to comment on the specific details of each proposal.