

Selby District Council

Position Statement
Release Selby District Local Plan Phase 2 Sites.

September 2011



1.0 Introduction

- 1.1 This statement provides further clarification of the recent decision by the Council to release the Phase 2 allocations of the saved policies of Selby District Local Plan to inform the Examination in Public of the Core Strategy.

SDLP Position.

- 1.2 The saved policies of the adopted Selby District Local Plan (CD42) contains policies H2 and H2A which set out how the housing requirement is to be delivered in the District.
- 1.3 The housing allocations are split into two phases. Phase 1 sites have all been developed. Policy H2A prescribes that:

Sites allocated in Phase 2 will only be released after 2006 and only if monitoring shows a potential shortfall in relation to the then current required annual delivery rate in the regional spatial strategy.

5 Year Housing Land Supply 2011

- 1.4 In line with PPS3 and PPS12, as part of annual monitoring the Council undertakes a review of the 5 Year Land Supply calculation. The Technical Appendix of the report to Executive on 1 September 2011 set out the calculation methodology (CD48) for 2011. This identifies that the District only has a 4.9 year supply (based on the annual requirement in RSS set out in Policy H2A).
- 1.5 As a result of the findings of the 5 year supply Executive Committee were asked to recommend the release of Phase 2 allocations, with the exception of the site at Sherburn. This was on the basis that the release of this site for 900+ dwellings could potentially undermine the delivery of the Core Strategy as this document proposes only 498 dwellings for the whole settlement up to 2026. Further explanation on this can be found in paragraph 2.25 of the report that went to Executive on the 1st September (CD48).
- 1.6 At the Executive meeting, Councillors took the view that the release of Phase 2 sites should be implemented but that the actual dwelling numbers on each of the sites be restricted in line with the Preferred Options Site Allocation DPD in order to not undermine the LDF process. This decision is set out in the Minutes of the 1 September 2011 Executive (CD48a) and ratified by Full Council on 13 September 2011(Report CD48b and Minutes CD48c).
- 1.7 The table on the following page provides a comparison between the SDLP indicative capacity and the SADPD figures.

1.8

SDLP Site Reference	Site Location	SDLP indicative capacity	Notes	SADPD figure
BYR/1	East Acres, Bryam	21	Unknown land ownership. No developer interest	20
CAM/1	Drax Road, Camblesforth	55	Flood risk issues. May be prohibitive or require mitigation. Not an SADPD allocated site as it is a Secondary Village	No allocation
CAR/1	High Street, Carlton	79	Flood risk issues	No allocation
CAR/2	Low Street, Carlton	12	Flood risk issues. Not an SADPD allocated site.	12
EGG/2	High Eggborough Road, Eggborough	23		30
EGG/3	Selby Road, Eggborough	210	Multiple land ownership. Requires approved development brief. SADPD identifies site for 55 units	57
HAM/1	Cherwell Court , Hambleton	15	Not an SADPD site	No allocation
OSG/1	Tindall's Farm, Osgodby	45		48
SEL/1	Cross Hills Lane, Selby	450+	SADPD identifies a larger area of land for 944 units	450
STM/1(B)	Land at Lund Syke Lane, South Milford	127		98
SHB/1(B)	Low Street, Sherburn in Elmet	900+	SADPD considers site suitable for 282 units.	282
TAD/2	Station Road, Tadcaster	105		104
THW/2	Leeds Road, Thorpe Willoughby	148		133
Total Theoretical Capacity of all remaining sites based on Local Plan figures.		2190		1234

1.9 The H2A policy of the extant SDLP will remain until replaced by the adopted SADPD. The SADPD is expected to be adopted in late 2012.

1.10 The release of some of the Phase 2 sites are included within the Preferred Options SADPD and changes have been made in response to the minutes of the Executive meeting on the 1st September (CD48a). The report to Full Council (CD48b) provides a commentary of the changes (Minutes CD48c)

- 1.11 Appendix A is an extract from SADPD which sets out the approach taken regarding Phase 2 sites. The full Preferred Options SADPD (CD51) provides text by settlement on why the figures and site distribution have changes since SDLP.
- 1.12 As a result of the Council's decision to release all Phase 2 sites under current SDLP policy, some factual, consequential amendments to the Core Strategy are necessary:
- 1.13
1. Policy CP3 Part B - The first paragraph of Part B remains as it still applies except for the last sentence which is superfluous.
 2. The second paragraph of CP3 Part B should be deleted as it is no longer required.
 3. There is a need to amend any reference to Phase 2 sites in the Core Strategy document and new proposed minor amendments will be produced as a result.

Appendix A – Extract from Preferred Options Site Allocations DPD.



Selby District Council

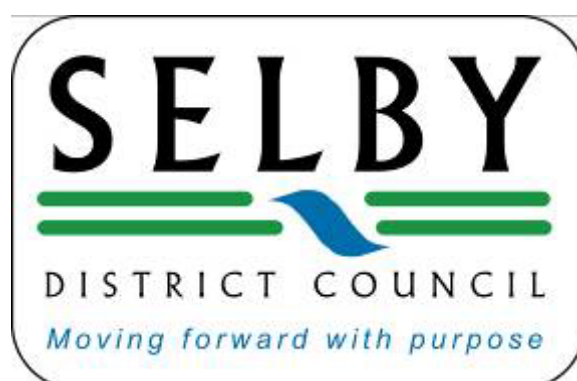
Site Allocations Development Plan Document (SADPD)

PREFERRED OPTIONS

(approved for consultation including amendments
resulting from Full Council on 13 September 2011)

Phase 2 references Pages 18 -19

22 SEPTEMBER 2011



Local Plan Phase 2 Sites Release

In September, the Council reassessed the housing land supply in the District and found that it could no longer demonstrate the required 5 years' supply (PPS3). This means that despite a low level of house building taking place across the country, that more land must be made available to prospective development. The Council had two options: do nothing and allow planning applications on "windfall" sites to come forward uncontrolled and unchecked, or to release the sites identified in the 2005 Selby District Local Plan as Phase 2 sites. The Council chose the release of Phase 2 sites as the most suitable option at its meeting on 13 September.

The timing of this release is unfortunate as it coincides with the SADPD process, however development plans are fluid and continually evolve to embrace real-world circumstances. The Council noted that the release of these Phase 2 sites would not be in addition to the overall numbers set out in the Core Strategy – instead it would contribute to the Core Strategy objectives and as a consequence, will help to deliver the SADPD.

Although it was stated in the Issues and Options paper that the Phase 2 sites would not automatically be brought forward but would be reassessed alongside other potential development sites, the majority of Phase 2 sites have been identified as the preferred options sites. Therefore the impact of the release of Phase 2 sites on the SADPD is not so great. Where Phase 2 sites have been released, these are clearly set out in the text for each settlement and shown on the maps with a green outline. The released sites are also shown in the table below:

SDLP Site Reference	Site Location	SADPD site reference	Number of units
BYR/1	East Acres, Bryam	BRBY 001	20
CAM/1	Drax Road, Camblesforth	X 017	55
CAR/1	High Street, Carlton	CARL 002	38
CAR/2	Low Street, Carlton	CARL 003/004	12
EGG/2	High Eggborough Road, Eggborough	EGWH 002	30
EGG/3	Selby Road, Eggborough	EGWH 004	57
HAM/1	Cherwell Court , Hambleton	HMBT 004	14
OSG/1	Tindall's Farm, Osgodby	BARL 003	48
SEL/1	Cross Hills Lane, Selby	SELB 001	450
STM/1(B)	Land at Lund Syke Lane, South Milford	SMIL 002	98

SDLP Site Reference	Site Location	SADPD site reference	Number of units
SHB/1(B)	Low Street, Sherburn in Elmet	SHER 007	282
TAD/2	Station Road, Tadcaster	TADC 006	104
THW/2	Leeds Road, Thorpe Willoughby	THWI 001	133

Note: the 2005 Selby District Local Plan sets out a different yield from these sites compared with that set out in this Preferred Options paper. The Council agreed to the release of sites using the revised numbers set out in the SADPD Preferred Options as the most up to date situation. It is important to reiterate that housing numbers are indicative not absolute, and the final numbers/densities will only be established through a formal planning application.

