



MARKET TOWNS
STUDY



MARKET TOWNS STUDY FINAL REPORT

November 2015

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Plan Selby Focused Engagement 2015

This folder contains the materials produced to inform the Plan Selby Focused Engagement which was undertaken during Summer 2015. It also includes the executive summaries for each of the three market towns – namely Selby, Tadcaster and Sherburn in Elmet.

All the documentation is available electronically in PDF format and a copy is contained on the CD inside the front cover of this binder.

The contents of this folder are as follows:

1. Introduction

Part A: Baseline Report

2. Baseline Report

3. Fact Sheets

4. Constraints Mapping

Part B: Issues and Options from Focussed Engagement

5. Questions and Responses

6. Executive Summaries

Part C: Issues and Options for Plan Selby

7. Conclusions

Appendices

A-C Presentations



Introduction

The Introduction summarises the purpose of focused engagement work undertaken in accordance with the Engagement Plan, which sets out the methodology and approach to the engagement.

Let's Talk

PLANSELBY



INTRODUCTION

17th December 2015 Revision L

Introduction

The focused engagement work was undertaken during June to August 2015 in accordance with an Engagement Plan¹ for the Market Town Study agreed between the Council and Spawforths, the consultants undertaking the work on behalf of the Council. This document sets out the process of that engagement and includes details of those who participated in the events. It should be read in conjunction with the other engagement materials and the three Executive Summaries that have been produced for each of the towns.

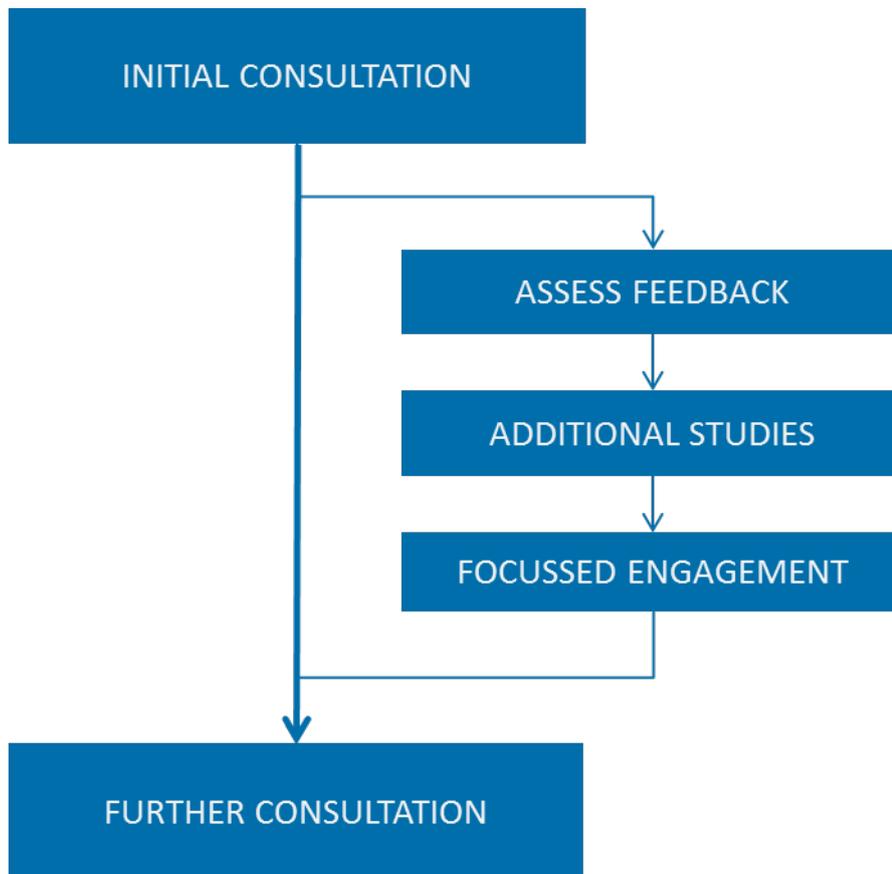
At the end of 2014, the Council undertook Initial Consultation on PLAN Selby which sought to identify the key issues and scope the plan content. At the same time a substantial amount of information gathering and evidence base studies were being undertaken.

The Council has undertaken this focused engagement on a range of key emerging evidence base work to ensure the community and other stakeholders have the opportunity to shape the plan before a “Further Consultation” on PLAN Selby that is planned for early 2016.

The purpose of the engagement was to explore the issues arising from the first engagement activity and the emerging evidence and studies that Selby District Council has prepared and/or commissioned. It also allowed focused discussions for the Market Towns to be undertaken around the emerging options and sought to develop a series of objectives for each town that reflected the identified deficits, needs and aspirations for each community.

The diagram below shows where the focused engagement workshops sit in relation to other PLAN Selby activities:

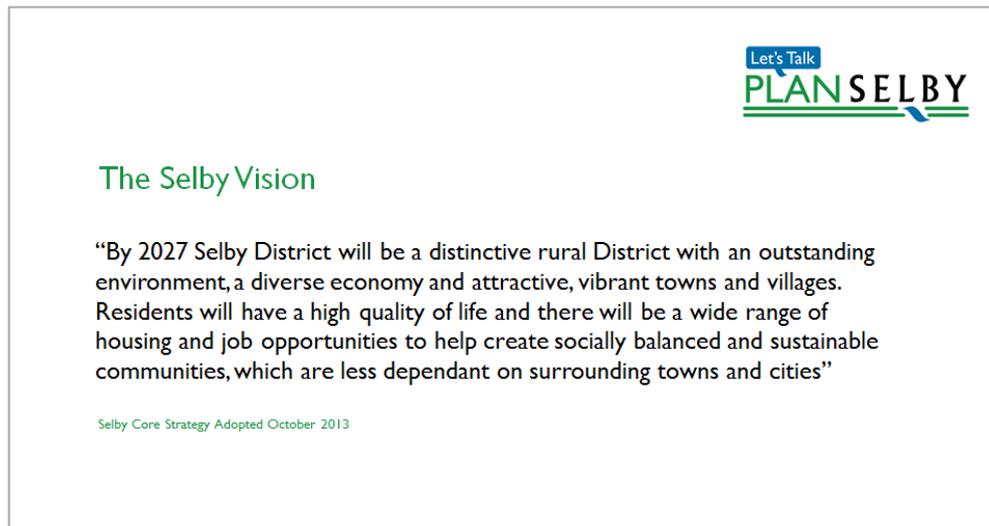
¹ Available separately at www.selby.gov.uk/PLANSelby



Each of the workshops was introduced by Keith Dawson, Director from Selby District Council, who explained the role of the Focused Engagement in relation to PLAN Selby as well as the requirement for engagement as set out in Paragraph 155 of the National Planning Policy Framework - the NPPF:

155. Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.

The overarching Selby Vision as confirmed in the Selby Core Strategy (October 2013) was also set as the starting point for the workshop discussions:



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The Selby Vision

“By 2027 Selby District will be a distinctive rural District with an outstanding environment, a diverse economy and attractive, vibrant towns and villages. Residents will have a high quality of life and there will be a wide range of housing and job opportunities to help create socially balanced and sustainable communities, which are less dependant on surrounding towns and cities”

Selby Core Strategy Adopted October 2013

Engagement Methodology

The Engagement Events

The focused engagement process was divided into two rounds of meetings spread over a six week period and held across three locations within Selby District:

Selby	Sherburn in Elmet	Tadcaster
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The engagement was also divided into two distinct groups as shown below:

GROUP NAME	ATTENDEES	EMPHASIS
Community	Local residents Local Businesses	Greater emphasis on community priorities and defining long term objectives for the community
Technical	Landowners Developers Site promoters Key technical consultees (e.g. EA)	Greater emphasis on deliverability of schemes and realism of the sites being proposed

The engagement was held in two rounds in each of the three towns. The first round of events was divided into two separate sessions with one session focusing on community/local business needs and aspirations; the second focused on the more technical and delivery related aspects.

The second round brought the community and technical groups together into a single discussion forum to allow the different viewpoints and conclusions to be shared.

ROUND	EVENT	TOWN	GROUP(S)	DATES
Round 1	1	Sherburn in Elmet	Community	29 th June 6pm
	2		Technical	29 th June 2pm
	3	Selby	Community	30 th June 6pm
	4		Technical	30 th June 2pm
	5	Tadcaster	Community	1 st July 6pm
	6		Technical	1 st July 2pm
Round 2	7	Selby	Community and Technical	14 th July 6pm
	8	Tadcaster	Community and Technical	15 th July 6pm
	9	Sherburn in Elmet	Community and Technical	16 th July 6pm

Baseline Assessment

In order to provide the workshop participants with relevant information to inform their discussions, the existing and emerging evidence base was reviewed and summarised in a baseline report². A series of fact sheets³ further distilled out the relevant key points for each of the three towns and those aspects with a spatial dimension that could reasonably be represented in drawings were mapped onto a series of base plans⁴ for use at the events.

Questions and Responses

Each workshop participant was provided with a question and response booklet in advance of the workshops that set out the key areas to be explored at the events.

² The Baseline Report is included in Section 2.0 of this report

³ The Fact Sheets are included in Section 3.0 this report

⁴ The Base Plans are included in Section 4.0 this report

The workshop facilitators documented the feedback of the participants and collated the information into the Question and Response Booklets⁵. These were then checked with the attendees at the second round of events to ensure they reflected their intentions and minor amendments were made based on this feedback.

Visions, Aims and Objectives

Having identified the key issues, constraints, deficits, needs and aspirations of the three communities, each workshop group developed a series of aims and objectives (where these aims were quantifiable based on the available evidence). These were then developed into a holistic vision statement for each town. These are included in the Executive Summaries⁶ for each town.

Growth Options

Each group in each of the three towns considered where future expansion may occur both during the current plan period and beyond. Some of the workshops discussed at length what may need to be done during the current plan period to not prejudice future growth in the towns in 15+ years and how safeguarding of routes for key infrastructure may need to be considered in the shorter term. Growth Option Diagrams that considered these issues were then prepared following the workshops and are included in the Executive Summaries for each town.

⁵ The Questions and Answer Booklets in Section 5.0 to this report

⁶ The Executive Summaries are included in Section 6.0 this report

Workshop Attendees

A wide range of local groups, landowners, agents and community representatives and leaders were invited to the focused engagement workshops. The following organisations sent representatives to the events:

TOWN	ORGANISATION REPRESENTED
Selby	Selby East Ward Councillors Selby West Ward Councillors Brayton Ward Councillors Selby Town Council Barlby and Osgodby Parish Council Brayton Parish Council Eastern Area CEF Selby Town Enterprise Partnership NYCC Stronger Communities Dransfield Tesco Olde Selebians Selby College Groundwork Selby Environment Agency Lawson Planning Partnership Selby District Council MM Planning Gladman Developments DPP One Ltd Mr and Mrs Hewan Barton Willmore Hallam Land
Tadcaster	North Yorkshire County Councillors Tadcaster Ward Councillors Appleton Roebuck and Church Fenton Ward Councillors Tadcaster and Villages Area CEF Tadcaster Town Council Bolton Percy Parish Council NYCC Stronger Communities Samuel Smiths Old Brewery Grimston Park Carter Jonas North Yorkshire Police

TOWN	ORGANISATION REPRESENTED
	Selby District Council
Sherburn	North Yorkshire County Councillors Nigel Adams MP (representative) Sherburn Ward Councillors Western Area CEF Sherburn Parish Council South Milford Parish Council NYCC Stronger Communities North Yorkshire Police Wes Crossley Johnson Brook Indigo Planning Barton Willmore

Workshop Agendas

Each workshop had a simple agenda that was shared with participants ahead of the events. Facilitation materials were also made available to each participant in advance of the meetings.

Agenda for Round 1 Community Meetings

AGENDA ITEM	PURPOSE
Background and Context	A short presentation set out the reasons for the engagement, where the engagement sits within the context of Selby Council's other engagement activities
Community Deficits Needs and Aspirations	<p>The community and businesses discussed the fact sheets prepared in advance that set out the town's identified deficits (i.e. things the town may currently be lacking) and the town's projected future needs. They also set out the previous aspirations from the Renaissance work and asked whether these are still relevant. The group were asked to suggest any additional or alternative projects that may have a beneficial impact on the town.</p> <p>The group concluded their discussions with an agreed list of deficits, needs and aspirations that were used to develop a set of draft objectives for the town prior to the next round of engagement.</p>
Technical Issues	The group explored the possible technical issues that could limit the range of options to be considered. The group was provided with summary drawings and notes showing the key technical issues and challenges
Options and Implications	The second part of the session explored the broad options that are available to address the issues identified earlier as well as considering their implications. Facilitation fact sheets and drawings were provided.
Next Steps	A short presentation set out what will happen following the meeting and what will occur at the next event.

Agenda for Round 1 Technical Meetings

ITEM	PURPOSE
Background and Context	A short presentation set out the reasons for the engagement and where the engagement sits within the context of Selby Council's other engagement activities
Baseline	<p>The participants reviewed the fact sheets prepared in advance that set out the identified settlement deficits and projected future needs. They also set out the previous aspirations from the Renaissance work and asked whether these are still relevant <u>and what their possible implications might be for the participants in the group and the organisations they represent.</u> The group was also asked to suggest any additional or alternative projects that may have a beneficial impact on the settlement.</p> <p>The group concluded their discussions with an agreed list of deficits, needs and aspirations to be used to develop a set of draft objectives for the town prior to the next round.</p>
Technical Issues	<p>The groups explored the possible technical issues that could limit the range of options that can be considered under each of the three core themes. The group assessed all three themes holistically. The three themes were:</p> <ul style="list-style-type: none"> • Spatial Growth • Town Centres • Natural and Historic Environment <p>The group was provided with summary drawings and fact sheets showing the key technical issues and challenges that had been identified. They were asked to add any additional issues that had not been identified in the notes and drawings.</p>
Options and Implications	The second part of the session explored the broad options that are available to address the issues identified earlier as well as considering their implications. Fact sheets and drawings were provided.
Site Testing Criteria	A presentation was given outlining the key criteria that will be used to assess sites for inclusion on the

ITEM	PURPOSE
	development plan. Expectations in relation to evidence needed to demonstrate site availability and achievability were set out.
Next Steps	A short presentation set out what will happen following the meeting and what will occur at the next event.

Agenda for Round 2 Meetings

ITEM	PURPOSE
Introduction	A short presentation reminded participants of the reasons for the engagement and where the engagement sits within the context of Selby Council's other engagement activities. It went on to confirm what was undertaken during the first round of engagement and what the format of the second round will be. It is noted that many <u>but not all</u> the participants of Round 2 had been at the Round 1 events.
Review of Issues and Objectives	The identified deficits, needs and aspirations from Round 1 set out on the fact sheets and handouts formed the basis for the review. Participants were asked to identify any omissions or changes that were required.
Review of Emerging Technical and Delivery Issues	The group went on to review the summary of the technical and delivery issues identified in the Round 1 discussions before moving on to the review of Options. There was the opportunity for participants to add any comments or suggest amendments to the summary notes provided by the facilitators.
Review of Options and Implications	The group was in a relatively informed position to review the conclusions of the Round 1 Observations and Implication sessions. The group assessed all three core themes during the session so that the interrelationship between the themes could be fully understood
Next Steps	A short presentation concluded the Round 2 meetings with an explanation of what will happen to the information that has been collated, the timetable for PLAN Selby and the next opportunities for formal

ITEM	PURPOSE
	engagement.

Glossary of Terms

The following terms are used throughout the document and questions. For clarity and consistency during the engagement events, they are defined as follows

TERM	DEFINITION FOR THE PURPOSES OF THE CONSULTATION
Deficit	<u>A deficiency</u> is something that is needed now even if there is no growth or change in population
Need	<u>A need</u> is what is required in the next 15 years to meet a changing and/or growing population
Aspiration	<u>An aspiration</u> is a project that is not needed but which may change perceptions, transform an environment and/or facilitate even greater growth and/or prosperity than that which has been identified as being needed
Technical Constraint	<u>A technical constraint</u> is something that currently places a limitation on where development might take place
Option	<u>An option</u> is a potential solution to meet a need, deficit or aspiration. An option does not need to be confirmed as being achievable at this stage and further investigation may be needed to verify it is deliverable. It may or may not be chosen as a preferred way forward.
Implications	<u>The implications</u> of an option are the effects and consequences that may happen in the future

A number of acronyms are also included in some of the literature and these are explained below:

TERM	DEFINITION
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
ELR	Employment Land Review
RCLS	Retail, Commercial and Leisure Study

Supporting Materials and Outputs

A range of supporting materials were produced to accompany the workshops and these include a range of fact sheets, a baseline report and maps for each of the towns with the key constraints and issues identified. The table below summarises the materials that were produced and which are contained in relevant sections of this final report.

Schedule of Supporting Materials

TOWN	CONTENT
All	Introduction
Selby	Working Group Attendees
Tadcaster	Working Group Attendees
Sherburn	Working Group Attendees
Selby	Deficits Needs and Aspirations
Tadcaster	Deficits Needs and Aspirations
Sherburn	Deficits Needs and Aspirations
Selby	Technical Issues: Spatial
Tadcaster	Technical Issues: Spatial
Sherburn	Technical Issues: Spatial
Selby	Technical Issues: Town Centre
Tadcaster	Technical Issues: Town Centre
Sherburn	Technical Issues: Town Centre
Selby	Technical Issues: Natural and Heritage Environment
Tadcaster	Technical Issues: Natural and Heritage Environment
Sherburn	Technical Issues: Natural and Heritage Environment
Selby	Options: Spatial
Tadcaster	Options: Spatial
Sherburn	Options: Spatial
Selby	Options: Town Centre

TOWN	CONTENT
Tadcaster	Options: Town Centre
Sherburn	Options: Town Centre
Selby	Options: Natural and Built Environment
Tadcaster	Options: Natural and Built Environment
Sherburn	Options: Natural and Built Environment
All	Site Testing Criteria
All	Next Steps
All	Introduction to Round 2
Selby	Working Group Attendees
Tadcaster	Working Group Attendees
Sherburn	Working Group Attendees
Selby	Issues and Objectives: Guidance Notes and Questions
Tadcaster	Issues and Objectives: Guidance Notes and Questions
Sherburn	Issues and Objectives: Guidance Notes and Questions
Selby	Technical and Delivery Issues: Guidance Notes and Questions
Tadcaster	Technical and Delivery Issues: Guidance Notes and Questions
Sherburn	Technical and Delivery Issues: Guidance Notes and Questions
Selby	Options and Implications: Guidance Notes and Questions
Tadcaster	Options and Implications: Guidance Notes and Questions
Sherburn	Options and Implications: Guidance Notes and Questions
All	Next Steps

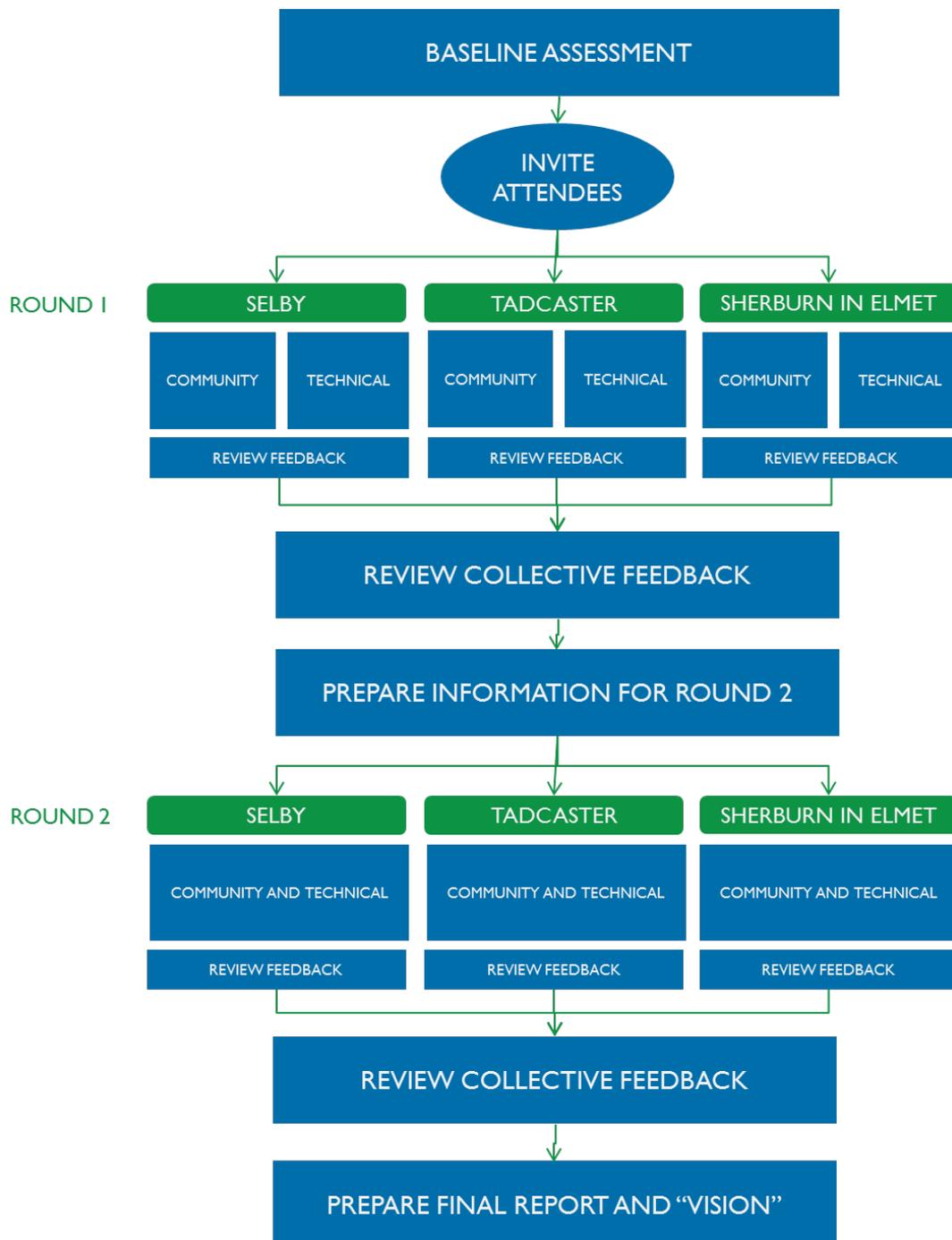
Schedule of Outputs

TOWN	CONTENT
Selby	Questions and Responses
Tadcaster	Questions and Responses
Sherburn	Questions and Responses
Selby	Executive Summary including Vision Statement, Aims, Objectives and Spatial Growth Options
Tadcaster	Executive Summary including Vision Statement, Aims, Objectives and Spatial Growth Options
Sherburn	Executive Summary including Vision Statement, Aims, Objectives and Spatial Growth Options

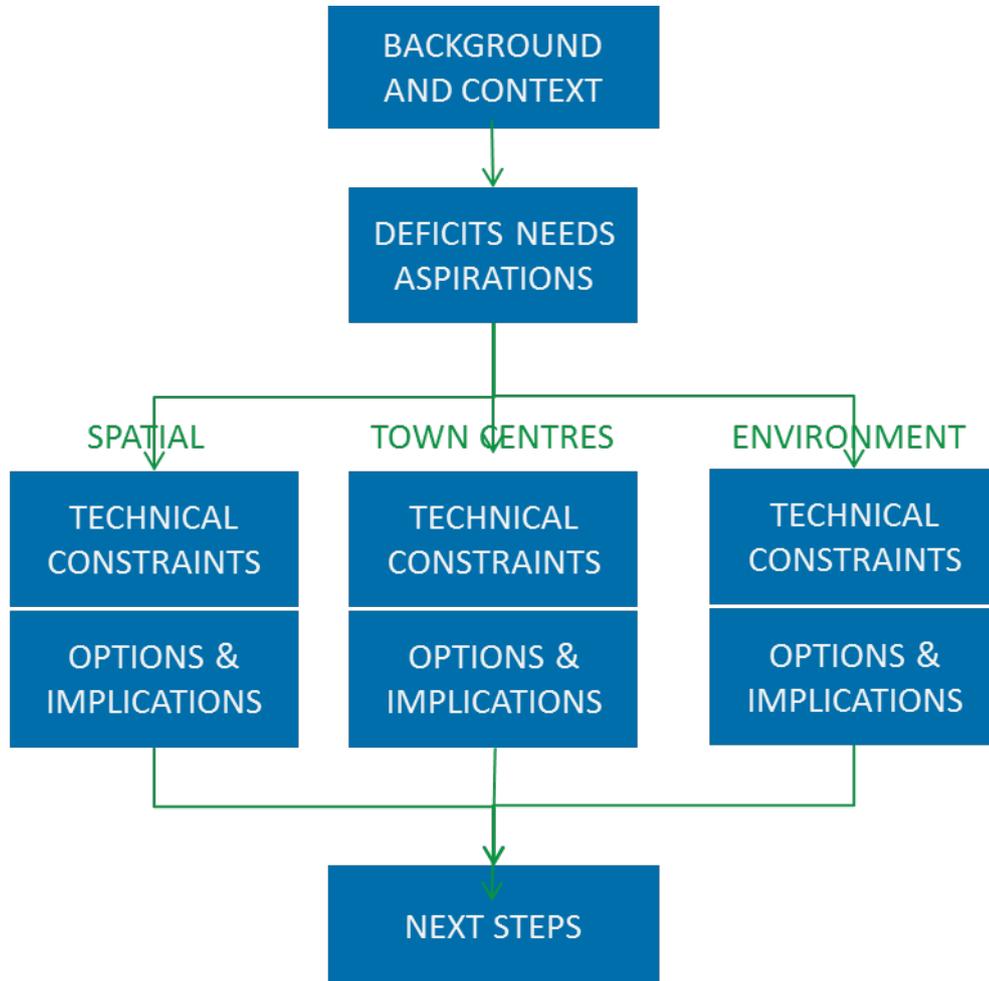
The Engagement Process

Overview

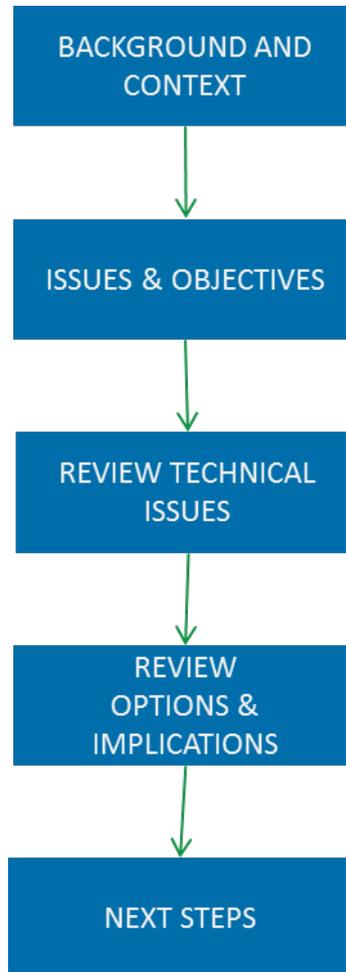
The diagram below provides a graphic illustration of how the engagement process described in this document was undertaken:



Round One Meetings



Round Two Meetings



Presentations

Appendices A-C of this report set out the range of presentations provided by consultants as follows:

Appendix A – The presentation to Selby District Councillors before the focused engagement began.

Appendix B – Three presentations to:

- The Community Groups Workshops
- The Technical Groups Workshop
- The Combined Workshops

Appendix C – The presentation to Selby District Executive which briefed Councillors on the feedback from the workshops.

Report Format and Process

The Baseline work (see sections 2-4) and the feedback from the focused engagement (see sections 5-6) will inform the preferred options for PLAN Selby with respect to the three market towns. Section 7 sets out the conclusions from this study and next steps.