



Selby District Local Development Framework

Authority Monitoring Report

December 2012

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Implementation of the Local Plan and Emerging Core Strategy.

1. Introduction

- 1.1 Monitoring has an essential role in policy development. It is important that checks are in place to ensure that the plan is being implemented correctly. Continuous monitoring enables achievements and changing circumstances to be identified, where policy changes may be required and to ensure that policies remain relevant and that a sufficient supply of land for development exists.

Previous AMR / changes in statutory requirements

- 1.2 The collection of annual monitoring reports by the Department for Communities for Local Government (CLG) ceased on January 2012 when the Localism Act (Section 113) came into force. This removes the requirement for annual monitoring reports to be made to the Secretary of State (SoS) under Section 35 of the Planning and Compulsory Purchase Act 2004. This section amends this requirement so that Local Planning Authorities must publish this information direct to the public at least yearly in the interests of transparency.
- 1.3 Furthermore, in 2011 MP Bob Neil wrote to all Local Planning Authorities outlining the removal of LDF Monitoring; A Good Practice Guide (ODPM 2008), Annual Monitoring Report FAQ & Emerging Practise 2004 -2005 (ODPM 2006) and Regional Spatial and Local Development Framework; Core Output Indicators – Update 2/2008 (CLG/2008). The letter also indicated that following removal of these documents 'It is therefore a matter for each Council to decide what to include in their monitoring reports while ensuring they are prepared in accordance with relevant UK and EU legislation'¹.
- 1.4 In addition to this in March 2012 the Department of Communities and Local Government published The Single Data List²; a catalogue of all the datasets that local government must submit to central government

¹ Preparation of Local Plans, Letter from Bob Neil MP, Communities and local Government 30 March 2011.

² The Single Data List, Communities and Local Government, March 2012.
<https://www.gov.uk/government/policies/making-local-councils-more-transparent-and-accountable-to-local-people/supporting-pages/single-data-list>

in a given year.

- 1.5 The aim of the list is to facilitate transparency, bring clarity for local authorities and the public as to what data central government collects and what should be available to them.
- 1.6 Both the 5 year housing land supply (ref 023 of CLG Single Data List) and the Annual Monitoring Report (ref 024) have now been removed from the Single Data List and local planning authorities are no longer required to submit these to the Secretary of State.

This year's approach to the AMR

- 1.7 In the light of the above, the Council's AMR sets out the framework for monitoring the existing Selby District Local Plan (SDLP) policies and to some extent the emerging Submission Draft Core Strategy policies. Due to the changes in legislation over this monitoring period it is proposed to update the statistics submitted in the previous AMR (2010/11) and review indicators over the next monitoring period.
- 1.8 The AMR 2011/12 reflects the monitoring needs of the emerging Core Strategy which is currently under Examination by the Planning Inspectorate. The Core Strategy is expected to be adopted in 2013; therefore some key indicators and chapters are aligned to the Submission Draft Core Strategy May 2011 Document as well as the Selby District Local Plan (SDLP).

Future AMRs

- 1.9 Over time the AMR will be developed to assess both the extent to which the policies set in local development documents are being achieved and progress in preparing these documents against milestones in the local development scheme.
- 1.10 Over the next monitoring year (2012/13), in line with Part 8 of The Town and Country Planning (Local Planning) (England) Regulations 2012 [No. 767], it is proposed that a review will be undertaken to assess what indicators the AMR will consider in future monitoring periods.
- 1.11 Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012 [No. 767] removes the requirement to prepare a monitoring report for the Secretary of State. Council's are instead

required to make the report for local people on key issues to be determined locally, as set out in the Localism Act. These regulations also remove reference to the 'Annual Monitoring Report', instead referring to 'Authorities' Monitoring Reports'.

Duty to Co-operate

- 1.12 The Localism Act 2011 (Section 110) introduces the duty to co-operate which applies to all Local Planning Authorities, National Park Authorities and County Councils in England as well as a number of other public bodies. It requires Local Planning Authorities to engage constructively, actively and on an ongoing basis during the preparation of local plan documents to develop strategic policies.
- 1.13 The duty to co-operate is further developed in the National Planning Policy Framework and forms part of the soundness test for Local Plans as they go through independent examination. In developing Local Plan documents the Council will need to show how it has considered joint plan making arrangements, what decisions were reached and why. It will also need to report how the duty is being taken forward on an ongoing basis through its Authority Monitoring Report(s).
- 1.14 Given the current stage of the emerging Core Strategy and subsequent Local Plan preparation, it is envisaged that next year's Report will include how the duty is being taken forward.

Indicators and Targets

- 1.15 To enable the performance of the emerging Core Strategy to be assessed, targets and indicators have been identified as set out in Appendix 1. It should be noted that not all these are currently being monitored and the table will in any case be amended prior to adoption of the Core Strategy in 2013.
- 1.16 Monitoring of the indicators (see appendix 1) will enable the Council to identify:
- Any significant effects that the core strategy is having on the delivery of sustainable development.
 - The extent to which policies within the Core Strategy are being implemented.

- Whether the policies are working successfully and if they are not to explain why not.
- If any of the Core Strategy policies needs reviewing.

1.17 Whilst a wealth of indicators is necessary to ensure a robust measure of the plan's performance, it is important to curtail the number of indicators with targets to ensure that it remains practical to collect the necessary information.

Data Collection

1.18 Data for the Selby District AMR is compiled from a number of sources, however the majority of the information comes from internal monitoring and information recording within the Council, unless another source is specified.

Implementation and Review

1.19 Should annual monitoring of indicators set out in Appendix 1 reveal any significant failure(s) to meet targets, the Council will take action to rectify the situation as soon as possible. This could include actions needed either by the Local Authority or its partners to improve delivery. Alternatively it might identify a need for a partial or full review of the Development Plan Document, Core Strategy or Local Plan document.

1.20 In relation to individual areas or site-specific spatial development projects the partnership will consist of the Council, together with government bodies, any local regeneration or community partnership, and the private sector. Other District-wide or non-spatial aspects will be delivered in conjunction with the Selby Local Strategic Partnership and consultation and involvement through the Community Engagement Forums.

2. The Local Development Scheme (LDS)

- 2.1 Local Planning Authorities (LPA) are required under the Planning and Compulsory Purchase Act 2004 to prepare and maintain an up to date Local Development Scheme.
- 2.2 The LDS sets out the programme for producing other general and area specific development plan documents that will support the Core Strategy. The LDS, as a key project management tool, will ensure that the policies and proposals of the Core Strategy are brought forward in such a way that ensures areas of greatest priority and need are tackled first. This will help to secure implementation and timely delivery of the Core Strategy's objectives.
- 2.3 Over a three year period the LDS identifies the main documents constituting the new Local Plan to be prepared including their coverage and status.
- 2.4 Unlike indicators in this report, which are based on the 2011/2012 financial year, the AMR is required³ to review and publish progress towards meeting milestones and targets at the time the AMR is published, and to identify any adjustments needed to the programme.
- 2.5 In the light of delays in the progress of the Core Strategy Examination In Public (EIP), a revised LDS will be considered by the Council in 2013 and will be available in the next AMR.

Core Strategy

- 2.6 Table 1 overleaf provides the extract from the most recently agreed October 2010 LDS relating to the Core Strategy. Performance against the LDS is summarised by the addition of new rows in the table.
- 2.7 There have been delays in the progress of the Core Strategy related to publication of the NPPF, and new Localism Act 2011 changes from Local Development Frameworks (LDFs) to Local Plans. The stages in the progression of the Core Strategy are set out in more detail below.

³ The Town and Country Planning (Local Planning) (England) Regulations 2012 [No. 767] sets out what information a Local Planning Authority's monitoring report should contain.

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Authority Monitoring Report –2011/12*

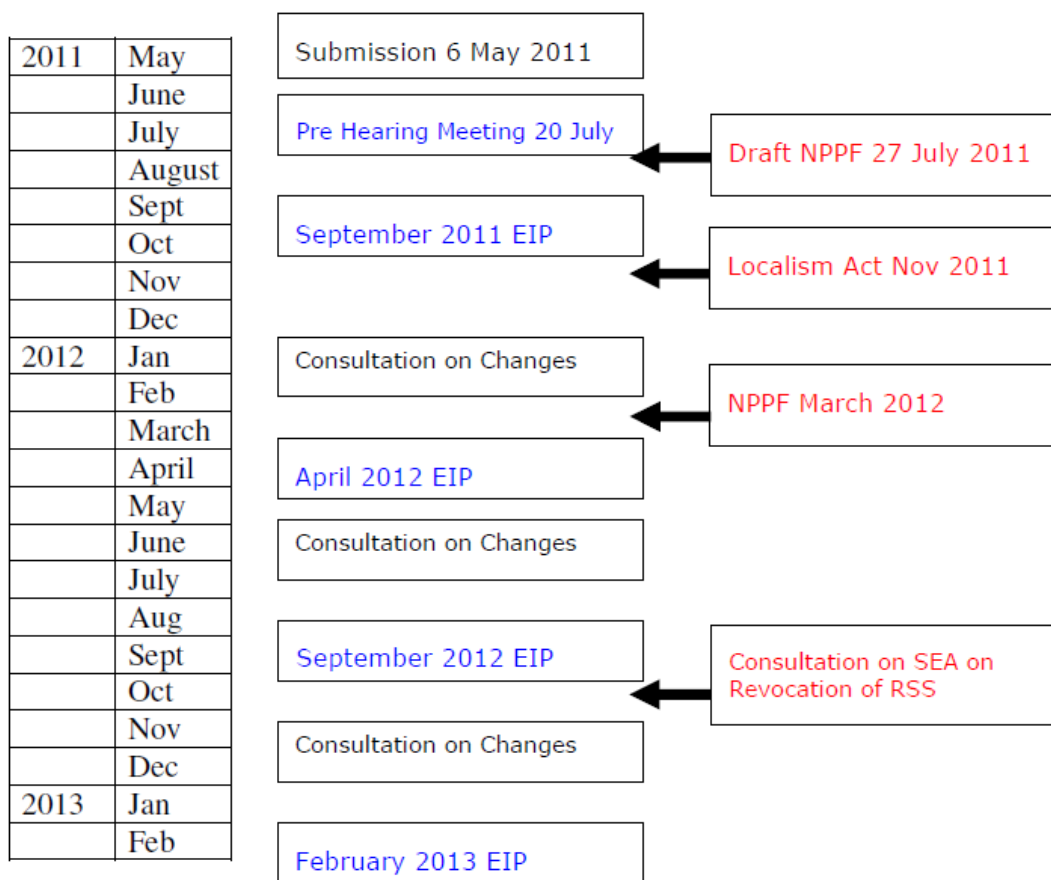
Table 1. Extract from the agreed October 2010 LDS relating to the Core Strategy (with updates for info)

Document Name	Description	Chain of Conformity	Evidence Gathering, Preparation and Stakeholder/ Community Engagement	Consultation on draft DPD / Preferred Options	Publication of Submission DPD	Submission to Secretary of State	Receipt of Inspector's Binding Report	Estimated date of adoption
Core Strategy Development Plan Document	District-wide vision and spatial strategy, including policies to control the release of housing land and achieve balanced housing markets, and to identify areas for strategic growth.	Must be in general conformity with national guidance	By end of July 2010	February - March 2010	January – February 2011	April 2011	September 2011	October 2011
Actual Performance			Met	Met	Met	Slight delay	Revised Estimate	Revised Estimate
Dates				Feb/March 2010	Jan/Feb 2011	May 2011	April 2013	Summer 2013
Notes	EIPs September 2011, April 2012, September 2012, February 2013. Changes to legislation (Localism Act 2011) and national policy (NPPF 2012). No longer binding report.							

2.8 The Core Strategy was formally Published in January 2011, for a six-week period during which time views were received on the Soundness of the Strategy (including legal compliance). The Core Strategy was formally Submitted to the Secretary of State for Examination on the 5 May 2011.

2.9 Figure 1 below illustrates the various stages post-submission and the relationship with changing planning context during the monitoring period.

Figure 1



2.10 The Examination in Public (EIP) took place over a two-week period between the 20 September and 30 September 2011. The Examination was suspended to allow the Council to address the following three topics, as set out in the Inspector’s Ruling:

- (i) The strategic approach to Green Belt releases;
- (ii) The scale of housing and employment development proposed for Tadcaster and the implications for the Green Belt;

(iii)The overall scale of housing development over the plan period.

- 2.11 The Council's Proposed Changes to the Submission Draft Core Strategy and associated documents (for example an Addendum to the Sustainability Appraisal) were published on the Council's website (December 2011). Consultation on the documents commenced on 5 January 2012 for a six-week period. Once Submitted to the Secretary of State, the Proposed Changes and associated documents, as well as the representations received, were considered at the reconvened EIP in April 2012.
- 2.12 The EIP reconvened on 18 April 2012 for 2 days and all published documents and the responses received were considered during the hearing sessions. Following the April sessions the EIP was suspended to allow consideration of the National Planning Policy Framework (NPPF) which was introduced at the end of March 2012.
- 2.13 Following the reconvened EIP in April 2012 the Council undertook a further 6-week consultation beginning on 7 June 2012 on a NPPF Compliance Statement relating to the whole Core Strategy (except the three topics previously consulted on in January 2012) and on further Proposed Changes.
- 2.14 The reconvened EIP took place on 5 and 6 September 2012 and was subsequently adjourned to allow for consultation on a further set (7th Set) of Proposed Changes to the Submission Draft Core Strategy and for legal submissions to the independent Inspector on interpretation of S20(7) of Planning and Compulsory Act 2004 (as amended). Consultation ran from 12 November 2012 to 28 December 2012.
- 2.15 The EIP is due to reconvene on 27 February 2013 where the consultation documents and responses will be considered.

Site Allocations Development Plan Document (SADPD)

- 2.16 Table 2 overleaf provides the extract from the agreed October 2010 LDS relating to the SADPD. Performance against the LDS is summarised by the addition of new rows in the table.

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Table 2. Extract from the agreed October 2010 LDS relating to the SADPD

Document Name	Description	Chain of Conformity	Evidence Gathering, Preparation and Stakeholder/Community Engagement	Consultation on draft DPD	Publication of Submission DPD	Submission to Secretary of State	Receipt of Inspector's Report	Estimated date of adoption
Allocations	District – wide details of sites allocated for housing (including gypsy and traveller sites), employment and other purposes and related policies.	With national guidance, and the Core Strategy	By end of October 2011	Issues & Options January - February 2011 Preferred Options July – August 2011	February – March 2012	May 2012	October 2012	November 2012
Actual Performance			Met	Slight Delay Sept -Dec 2011	Delayed due to Core Strategy EIP	Revised Estimate	Revised Estimate	Revised Estimate
Dates					TBC	TBC	TBC	TBC
Notes	The Council is currently attaching little weight to the SADPD - a way forward will be considered as part of an updated LDS.							

- 2.17 As illustrated in Table 2, work has progressed on the Site Allocations DPD. This document will aim to achieve the vision and deliver the objectives of the Core Strategy through identifying future sites for housing, employment and supporting infrastructure up to 2027 (the Plan Period set out in the Submission Draft Core Strategy).
- 2.18 Work so far includes a ‘call for sites’ consultation in June 2010, which requested land to be put forward for consideration for development. Since June 2010, work on the data and evidence collation stage has been completed and a draft Issues and Options was published for consultation in January 2011. Over 3000 responses were received; consequently delaying the Preferred Options consultation until September 2011. The Preferred Options consultation closed on the 2 December 2011 and responses are being analysed.
- 2.19 Due to delays in the Core Strategy EIP and in light of new central government legislation and policy guidance, the timetable for adoption of a Site Allocations document has not been met.
- 2.20 Following the outcome of the Core Strategy, further work may be required to take into account any changes as a result of the Core Strategy EIP and Inspector’s report. A revised timetable will be published in 2013.

Development Management DPD (DMDPD)

- 2.21 Table 3 overleaf provides the extract from the agreed October 2010 LDS relating to the DMDPD.
- 2.22 No progress has been made on the DMDPD due to delays in the Core Strategy in the light of new central government legislation and policy guidance.
- 2.23 The Council will be reviewing future Local Plan documents in 2013 to reflect the new guidance coming from central government as part of its localism agenda (see also ‘future Local Plan documents’ below).
- 2.24 The Council will consider a revised LDS in 2013 and will be available in next year’s AMR.

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Table 3. Extract from the agreed October 2010 LDS relating to the DMDPD.

Document Name	Description	Chain of Conformity	Evidence Gathering, Preparation and Stakeholder/Community Engagement	Consultation on draft DPD / Preferred Options	Publication of Submission DPD	Submission to Secretary of State	Receipt of Inspector's Report	Estimated date of adoption
Development Management	General policies to control the use and development of land.	With national guidance and the Core Strategy	January 2011 – October 2011	Issues & Options September – October 2011 Preferred Options – February – March 2012.	September – October 2012	November 2012	May 2013	June 2013

Future Local Plan documents

- 2.25 The requirements for development plan preparation are provided by the Planning and Compulsory Purchase Act 2004 and subsequent amendments through the Localism Act 2011. These Acts do not stipulate the precise format of the development plan. Procedures and arrangements for development plan preparation are set out in the new Local Planning Regulations that came in to force on 6 April 2012.
- 2.26 Whilst the Regulations do not define a Local Plan as a single document, and it is theoretically possible for a Local Planning Authority to produce a suite of documents there is clear preference for moving towards a single Local Plan approach.
- 2.27 The Council in 2013 will consider whether it is appropriate to direct its resources into the preparation of separate SADPD and DMDPD or a single new Local Plan document encompassing both.
- 2.28 Council will also consider a revised LDS in 2013 which will be published in next year's AMR.

3. The Selby District Context

3.1 The place

The Halifax Rural Areas Quality of Life Survey 2012 listed the Selby District as the highest ranked area within the whole of the Yorkshire and Humber region for quality of life. The survey considered issues such as the labour market, housing market, local environment, education and health.

3.2 The people

People living in the Selby District have life expectancy in line with the national average (North Yorkshire County Council STREAM data analysis). Health inequalities do exist, however; notably in the most deprived areas of Selby town where life expectancy is lower by around eight years for both men and women (Ibid). The Selby District, as part of North Yorkshire, has one of the lowest recorded crime rates in England and Wales (Ibid).

3.3 The economy

Educational achievement is lower in the District compared to other parts of North

Yorkshire and there is a larger proportion of the District's workforce accessing employment that does not need a high standard of education, compared to the rest of the county (Ibid). Eighty-six percent of employment in the District is in the private sector (Ibid). Nearly half of those in employment in the District commute elsewhere, mainly to York and Leeds, with people taking advantage of the area's good transport links to enable a rural lifestyle (Local Development Framework evidence).

3.4 Planning for the community

Planning issues are an integral part of Selby District Council's long term strategic goals, as set out in the Corporate Plan 2011-15, with particular importance in three of the five key areas:

- i. Changing places: helping others to see our district through new eyes.
- ii. Living well: working with others to make this a great place to lead happy and healthy lives.
- iii. Tackling the tough stuff: taking the lead in supporting every part of the district.

The Council is delivering on these strategic goals through its Programme for Growth, a three-year £2 million investment in the area. This funding has been made possible because of innovative changes to the way in which the Council delivers its services. The Programme for Growth comprises a number of work programmes that will deliver

practical solutions to meet the long-term strategic goals.

- 3.5 The Council commissions Access Selby to deliver this work. Access Selby is a local authority enterprise that works at arm's length from the Council. In terms of planning matters, Access Selby works to a set contract with the authority, based on the delivery of key pieces of policy work and performance in dealing with planning applications.

4. Spatial Development Strategy and Housing Land Supply

Housing Land Requirement

- 4.1 Selby District Local Plan (SDLP) saved Policy H1 requires that beyond 31 December 2006 the annual build rate from the Regional Strategy (RS) will apply. RS establishes an annual target of 440 dwellings for Selby District. Whilst there are plans to abolish the RS through the Localism Act 2011 (and further work has been undertaken locally on housing numbers as part of the emerging Core Strategy); until these changes have come into force and for AMR purposes the RS annual target of 440 dwellings per annum has been used for assessment.

Housing Land Supply

Annual Completions

- 4.2 Table 4 below shows the number of total housing completions against the RS/SDLP target.

Table 4 - Annual Housing Requirement and Annual Completions⁴

Year	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
Total Completions	363	297	469	638	874	583	226	270	366	338
Target	620	620	620	620	575*	440	440	440	440	440

* Total annual dwelling requirement up to 31 December 2006 is 620 and 440 from 1 January 2007, providing a requirement of 575 dwellings between 1 April 2006 and 31 March 2007.

- 4.3 Between 2005/06 and 2007/08 the annual target was greatly exceeded, however in more recent years there has been an under-delivery of housing against the target. This under-delivery can be attributed to a downturn in the economy and subsequent effect upon

⁴ Note: Housing completions up to and including 2003/2004 must be taken as indicative only. In the later stages of the District Local Plan preparation process, detailed surveys revealed under enumeration in past years. An average correction factor has been applied to compensate and therefore the totals for individual years will not be strictly accurate.

the housing market. However since the low in 2008/09 there has been a steady general increase in supply.

- 4.4 Housing delivery this year is similar to that of last year (2010/11) with a small decrease in the number of completions from 366 last year to 338 this year.
- 4.5 Three large allocated sites provided a total of 141 of housing completions at Moor Lane, Sherburn in Elmet (SHB/1A), Staynor Hall, Selby (SEL/2) and Land at Holmes Lane/Coupland Road (SEL/2A), contributing 42% to the total completions for this monitoring period.

New and Converted dwellings on Previously Developed Land (PDL) - GROSS (previously indicator H3)

- 4.6 National policy and the Local Plan Policy H2A seek to encourage the re-use of previously developed land. This indicator measures the success of these policy objectives.
- 4.7 Between 1st April 2011 and 31st March 2012 there were 140 dwellings completed on previously developed land. This equates to 41% of all completions (338). A summary of completed dwellings (GROSS) by Parish can be found in Appendix 2.
- 4.8 The proportion of development on PDL year on year is shown in table 5 overleaf and indicates a steady supply of new developments from that source and a continued success for the Local Plan policy.

Table 5 – Annual Completions on PDL and Allocated Sites

				Figures for non-allocated sites (SDC definition)				Figures for only those non-allocated sites which are also PDL	
Period	Completions total	Completions on allocated sites	% of completions On allocated sites	Completions on all other sites (windfall)	% of Completions on all other sites (windfall)	All completions on PDL	% of all completions on PDL	Of windfalls, how many on PDL*	% of windfall completions on PDL
2011/12	338	143	42.3	195	57.7	140	41.4	140	71.8
2010-11	366	155	42.3	211	57.7	181	49.5	174	82.5
2009-10	270	107	39.6	163	60.4	125	46.3	117	71.8
2008-09	222	59	26.6	163	73.1	154	69.4	146	89.6
2007-08	583	240	41.2	343	58.8	299	51.3	271	79.0
2006-07	874	187	21.4	687	78.6	585	66.9	585	85.2
2005-06	633	53	8.4	580	91.6	473	74.7	473	81.6
2004-05	469	167	35.6	302	64.4	242	51.6	242	80.1
TOTAL 2005-2012	3755	1111	-	2644	-	2199	-	2148	-
Average 2005-2012	469	139	32.2%	331	67.8%	275	56.4%	269	80.2%

*All allocated sites with the exception of HAM/2 are Greenfield. HAM/2 has 51 of its 89 dwellings on PDL, delivered as follows:

- 2007/08 = 33 completions of which 28 on PDL
- 2008/09 = 16 completions of which 8 on PDL
- 2009/10 = 13 completions of which 8 on PDL
- 2010/11 = 28 completions of which 7 on PDL

All other PDL was from windfalls.

Number of Outstanding Planning Permissions – GROSS – by District and Parish

4.9 Table 6 below provides a summary of the annual outstanding planning permissions across the District over the last 10 years. Year on year there is a substantial amount of extant planning permissions ready to be built providing on average 2387 dwellings per annum between 2003/04 to 2011/12.

Table 6 – Outstanding Planning Permissions 2002 – 2012

Year	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
Number of dwellings built	363	297	469	638	874	583	226	270	366	338
Number of outstanding dwellings	- *	1847	1966	3029	2998	2636	2604	2418	2063	1919

* Detailed figures for outstanding planning permissions for 2002/03 are not available.

4.10 The table in Appendix 3 provides a breakdown by parish of outstanding commitments as at 31 March 2012. At the end of the monitoring period there were a total of 1919 dwellings outstanding. 39% (740) of outstanding dwellings are on previously developed land (PDL). Between March 2011 and March 2012 the level of commitments fell by 144 dwellings compared to the previous monitoring period.

Status of Local Plan Housing Allocations as at 31st March 2012

4.11 Government policy requires that development plans provide policies and sufficient sites to deliver housing needs. Table 4 above sets out how many homes are being delivered against the requirement in the SDLP (drawn from the Regional Strategy of 440 dpa). SDLP housing allocations provide the planned land supply, which alongside other developments, provides for the District’s housing requirements⁵. Table 7 overleaf demonstrates how the allocated sites are contributing towards housing delivery.

⁵ The Council is also required to ensure there is a 5 year housing land supply, which is dealt with later in the AMR.

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- 4.12 Table 7 shows that planning permissions have been granted on all of the Phase 1 allocated sites (SDLP). All Phase 1 sites have been completed with the exception of SEL/2 which has a total of 771 dwellings outstanding out of a total of 1616 dwellings across all Phase 1 allocations.
- 4.13 Under the provisions of saved SDLP Policy H2A, Phase 2 allocations were released by the Council during this monitoring year, in September 2011. Further explanation is provided in a supporting paper available on the website (see Full Council report dated 13 September 2011).
- 4.14 In the 6-month period between the September 2011 release and the end of monitoring period at March 2012 one of the Phase 2 sites has been granted planning permission.
- 4.15 The remaining Phase 2 sites will provide the housing land supply for subsequent years until the adoption of the Core Strategy and SADPD (see also housing trajectory below).

Table 7 - Status of Housing Allocations⁶ *Key to colours on following page*

SDLP REF :	Location	Site Area (Ha)	Expected No Of Dwellings	Planning Permission Status	Approved Gross Site Total	Number Of Dwellings Completed	Phase	Date Site Finally Completed (Financial Year 2011/12)
HAM/2	Land West of Station Road, Hambleton	2.35 Ha	71	P.P.	90	90	1	4/10 to 3/11
SEL/2	Land between Abbot's Road and the proposed bypass, Selby	56.14 Ha	200 up to 2006 Post 2006 – to find total of 1200 (a max of 100 / year)	P.P.	1200	429	1	-
SHB/1A	Land off Moor Lane, Sherburn	5.50 Ha	167	P.P.	193	193	1	4/11 to 3/12
STM/1A	Land between Low Street and Common Lane (North), South Milford	3.20 Ha	96	P.P.	108	108	1	4/09 to 3/10
CAR/2	Land West of Low Street, Carlton	2.60 Ha	25	P.P.	25	25	2	4/03 to 3/04
BYR/1	Land at East Acres, Byram	0.7 Ha	20	-	-	-	2	-
CAM/1	Land adjacent to A645 (Drax Road) / A1041(T)	2.12 Ha	55	-	-	-	2	-

⁶ Allocations CHF/1 and HEM/2 were completed in 00/01 and 02/03 prior to sites being phased and are therefore not included on this table. HEM/1, MONK/1, EGG/1 and WHIT/1 were Phase 1 sites but are not included in the table, which refers to allocated land set out in Policy H2 of the SDLP. These 4 sites already had planning permissions prior to 31st March 2004 and Policy H2 identifies sites that refer to additional allocations that were over and above existing commitments. All 4 sites were completed in either 04/05 or 05/06. The allocations identified above and allocation NRD/1 which was completed during the 07/08 monitoring year, expired on 7th February 2008 by Direction of Secretary of State for Communities and Local Government under Development Plan regulations.

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	(Snaith Road), Camblesforth							
CAR/1	Land West of High Street, Carlton	2.40 Ha	38	-	-	-	2	-
CAR/2	Land West of Low Street, Carlton		12					
EGG/2	Land East of High Eggborough Road, Eggborough	1.50 Ha	30	-	-	-	2	-
EGG/3	Land at A19 and Selby Road, Eggborough	6.76 Ha	67	-	-	-	2	-
HAM/1	Land East of Cherwell Croft, Hambleton	0.53 Ha	14	-	-	-	2	-
OSG/1	Land to North of Tindall's Farm, Osgodby	1.47 Ha	48	-	-	-	2	-
SEL/1	Land between Cross Hills Lane and Leeds Road, Selby	21.90 Ha	450	-	-	-	2	-
SEL/2A	Land North of Garden House, off New Millgate, Selby	1.04 Ha	31	P.P. (Part of a larger site)	301	28	2	-
SHB/1B	Land off Low Street, Sherburn	39.30 Ha	282	-	-	-	2	-
STM/1B	Land between Low Street and Common Lane (South), South Milford	4.20 Ha	98	-	-	-	2	-
TAD/2	Land North of Station Road,	3.48 Ha	104	-	-	-	2	-

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	Tadcaster							
THW/2	Land South of Leeds Road, Thorpe Willoughby	4.96 Ha	133	-	-	-	2	-
Total					1917	873		

Key to table



Phase 1 Sites

Phase 1 Sites BUILT

Phase 2 Sites BUILT

Phase 2* Sites Without Planning Permission

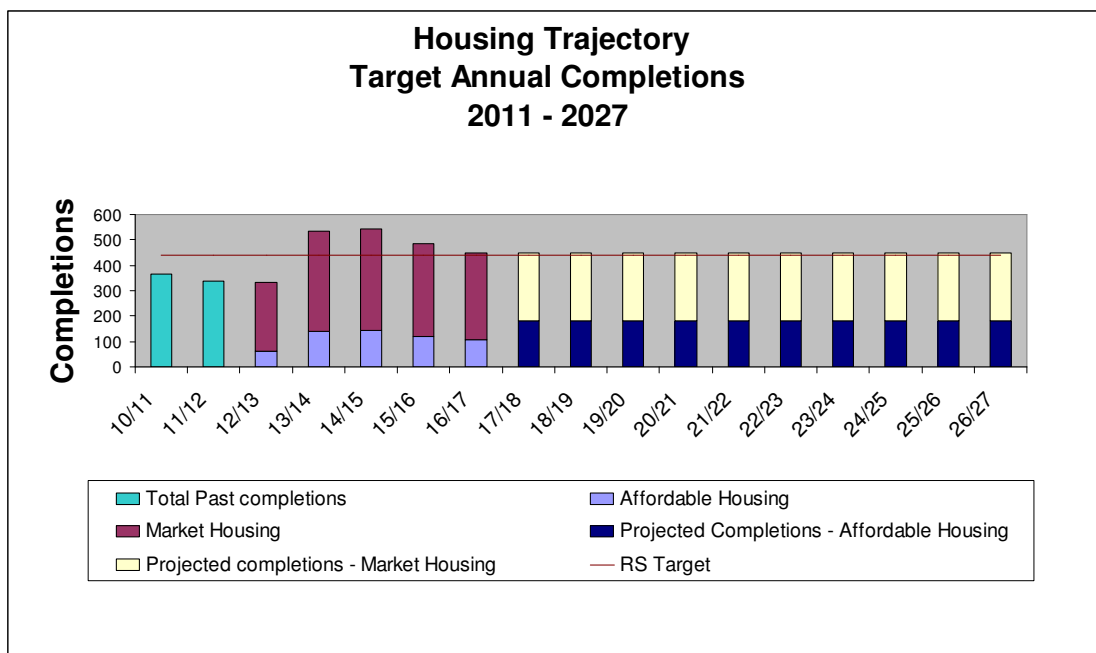
Phase 2* Sites With Planning Permission

* Phase 2 sites released by Council 13th September 2011

Housing Trajectory (previously core indicator H2 (a) to (d))

- 4.16 National policy requires that Councils set out a housing trajectory including an affordable housing trajectory (paragraph 47 NPPF).
- 4.17 Graph 1 below shows the housing trajectory and first affordable housing trajectory. Further explanation is provided in the 5 Year Housing Land Supply Supplementary Paper alongside this AMR.

Graph 1



Five Year Land Supply

- 4.18 NPPF (paragraph 47) states that the Council on an annual basis are required to demonstrate a sufficient supply of specific deliverable sites to provide five years worth of housing against the LPA’s housing requirement, including an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Or where there has been a record of persistent under delivery of housing, LPAs should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- 4.19 A Supplementary Paper to this AMR provides further details on the 5

Year Housing Land Supply and is available on the website. This demonstrates a 5 year supply of deliverable sites, together with a comprehensive schedule of sites.

4.20 The current 5 Year Housing Land Supply is set against the current minimum housing requirement of 440 dwellings per annum for Selby District as set out in the adopted SDLP and Regional Strategy (May 2008).

4.21 **The results give an overall total of 2336 potential dwellings over the five years, indicating a 5.31 year supply at 440 dpa.** Further details of the calculation method and sites included are provided in the Supplementary Paper, but the summary is shown in Table 8 overleaf. The table is provided in two parts with the latter showing the buffer required under NPPF.

Table 8 - 5 Year Housing Land Supply

Summary of sites contributing to 5 year supply		Potential Yield (Dwellings)
A	Outstanding Planning Permissions (NETT) (2011-12)	1052
B	SDLP Phase 2 Allocations	821
C	2011 SHLAA sites*	463
Total plots considered to contribute to 2011/12 5 Year Supply		2336

5 YEAR HOUSING LAND REQUIREMENT (440 x 5)	2200
5 year land supply position (supply/annual requirement)	2336/440 (dpa)
	5.31 Years Supply

Buffer

NPPF Buffer sites		Potential Yield (Dwellings)
D	SHLAA 6-10 Year sites*	500
5 year land supply position (supply/annual requirement)		500/440 (dpa)

5 YEAR HOUSING LAND REQUIREMENT BUFFER (500/2200) x 100	22.7%
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- Specific criteria for assessing SHLAA sites for the 5 Year Housing Land Supply can be found in the 5 Year Housing Land Supply supplement to this AMR.

5. Creating Sustainable Communities

Affordable Housing

Housing Need - Strategic Housing Market Assessment 2009

- 5.1 Consultants arc4 were commissioned in November 2008 by Selby District Council to undertake a Strategic Housing Market Assessment (SHMA) to look at current housing provision and future requirements.
- 5.2 The SHMA forms a fundamental part of the evidence base for the progression and implementation of the Council's Local Development Framework and the North Yorkshire sub-regional Housing Strategy and Local Action Plans. The report provides a detailed analysis of the current and future housing market and the types of housing requirements specific to the district and can be accessed via the Council's website.
- 5.3 Consultants GVA have undertaken a further North Yorkshire Strategic Housing Market Assessment (NYSHMA) published in November 2011. Appendix 8 of the NYSHMA deals with Selby utilising the SHMA 2009 dataset which was considered to represent an up-to-date and robust data source. The NYSHMA provides some further analysis to complement the findings of the 2009 Selby SHMA.
- 5.4 The evidence from the Strategic Housing Market Assessment (SHMA) 2009 shows that there is a clear, strong need for affordable housing across Selby District. There is a gross annual shortfall of 409 affordable dwellings and a net shortfall of 378. A variety of affordable housing should be provided with particular emphasis on affordable housing for general needs (2 and 3 bed properties).

Table 9 – Affordable Housing Annual Requirement GROSS

	Affordable	Market	Total Per Annum
Annual Requirement	409	710	1,119

- 5.5 There is a requirement for both affordable homes for rent and intermediate housing options; analysis in the SHMA suggests a split in the range 30-50% intermediate and 50-70% social rent across the District is appropriate.

Gross Affordable housing completions split by tenure (previously core indicator H5)

- 5.6 There were 72 new build affordable housing completions between 1 April 2011 and 31 March 2012 of which 40 were social rented, 32 were intermediate (including discounted for sale, shared ownership and intermediate rent). Details of these completions are provided in Appendix 1.
- 5.7 In 2011/12 affordable housing completions provided 36 two-beds, 35 three-beds and 1 four-bed properties.

Rural Exceptions

- 5.8 The Council has a rural exception site policy which is a ‘saved policy’ from the Selby District Local Plan (Policy H11). There has been one rural exception site approved in Appleton Roebuck for 10 dwellings during this monitoring period. At 31 March 2012 one dwelling had been completed and 9 dwellings were nearing completion. The scheme provided 2 bungalows, one for sale and one for rent, and 8 no. 2 and 3 bed houses for rent and shared ownership.

Travelling Community

Net additional pitches (Gypsies and Travellers) (previously core indicator H4)

- 5.9 During this monitoring period (1 April 2011 – 31 March 2012) there were two decisions given for applications for gypsy sites, as follows:

Table 10 – Gypsy and Traveller planning decisions

Settlement	Planning ref. No.	Details (summary)	Current Status as at 31 March 2012
Byram	2011/1092/COU	3 year temporary permission for siting of 4 no. caravans	Application refused – 8/11/11
Hillam	2011/0712/COU	Change of use for siting of 2 no. static caravans and 2 no.	Application approved

		touring caravans	– 22/11/11 (Temporary permission until 30/06/14)
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- 5.10 There are currently 27 Local Authority managed pitches on two sites in Selby District, as well as a number of pitches on privately owned and managed sites.
- 5.11 In 2010 the Council agreed to receive the Gypsies and Travellers Accommodation Assessment (GTAA) report by consultants “arc4” as a indicative starting point and have therefore taken into account both historic and local considerations in line with the Localism Act. Planning Policy for Traveller Sites (March 2012) introduces the need for Local Authorities to provide five years’ worth of sites. In reviewing the GTAA evidence it was recommended to the Executive to achieve a 5 year supply the Council requires 14 - 15 deliverable pitches: The GTAA identified a need of 20 pitches from 2010 – 2017. 20 divided by 7, multiplied by 5, equals 14.3 pitches.
- 5.12 The search for a suitable site to deliver this need has now moved forward significantly with the agreement in principle of the Homes and Communities Agency to be a willing seller if planning permission is secured for the development of 15 pitches at Burn Airfield. Grant Funding has been applied for (a decision is expected early 2013), and a planning application is being prepared to be submitted once the funding is established. Should the project be successful, the pitches are anticipated to be available by March 2014.

Access to services, community facilities, and infrastructure

Open Space - New Open Space Provision/Contributions

- 5.13 Policy RT2 of Selby District Local Plan requires developers to provide recreation open space (ROS) for schemes comprising 5 dwellings or more. The policy allows for the provision of ROS in a variety of ways depending on the proposal for example on site, within the locality or through a commuted sum, which is administered in accordance with the Council’s Developer Contribution Supplementary Planning Document (2007).
- 5.14 Periodic Parishes Services Surveys will provide the data to identify

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where there are losses and gains of ROS and Green Infrastructure in the District.

- 5.15 Contributions to the value of £154,194 have been received from schemes in 2011/12. A total of £189,342 has been paid out to Parishes for ROS schemes. The balance in the Commuted Sum Account at the 31 March 2012 was £411,262.91. See Table 11 below for a parish summary of the above figures.

Table 11 – ROS commuted sum contributions (1 April 2011 – 31 March 2012)

Parish	Contributions received from schemes for ROS (£'s)	Contributions paid to Parish Council's for ROS schemes (£'s)	ROS commuted sum balance (£'s)
Appleton Roebuck	6,937.00	5,946.00	6,937.00
Brayton	-	-	3,275.91
Brotherton	-	-	6,015.00
Camblesforth	-	-	11,196.00
Carlton	-	-	30,755.00
Cawood	-	-	9,532.00
Church Fenton	-	12,361.96	-749.49
Eggborough	-	24,000.00	2,280.00
Escrick	-	-	5,760.00
Hambleton	-	-	65,049.25
Riccall	-	28,919.50	-
Selby	95,631.00	88,211.81	86,654.39
Sherburn In Elmet	51,626.00	-	104,012.00
South Milford	-	28,004.00	48,182.69
Thorpe Willoughby	-	410.00	15,077.00
Ulleskelf	-	-	3,669.00
Wistow	-	1,488.84	13,617.16
TOTAL	£154,194.00	£189,342.11	£411,262.91

6. Promoting Economic Prosperity

- 6.1 Achieving the right quantity, quality and spatial distribution of employment land is vital in terms of maximising an area's economic potential.
- 6.2 It is important to ensure that there is sufficient land available for inward investment and expansion of firms in the District to provide jobs and promote economic prosperity and to understand market activity. In order to do this, the Council, has undertaken Employment Land Reviews in 2007 and 2010 and intends to update those in 2013.
- 6.3 In addition, annual monitoring provides the key data to measure success against economic objectives. As such, the Council monitors the land available through outstanding planning permissions and allocations, annual planning permissions and annual completions across the District. Some monitoring of town centre uses is also undertaken.
- 6.4 However, the data under this section (section 6) has not been updated as part of this monitoring report and reflects the information as at 31 March 2011. AMR performance indicator data results are included in Appendix 1 of this report. It is intended that a detailed Employment Land Review (and an update to the Retail, Commercial and Leisure Study, 2009) will be undertaken during 2013 as part of the ongoing evidence base for emerging Local Plan documents and will provide comprehensive employment statistics in future monitoring periods.

Total amount of additional completed floorspace by use class (previously core indicator BD1)

- 6.5 During the 2010/11 monitoring period, there was one recorded completion of 6,140 sq m of (B2) employment floorspace. This is an increase compared to the previous year (4,971 sqm) but this one is still a reflection of the current difficult economic climate halting many developments.

Total amount of employment floorspace completed on Previously Developed Land (PDL), and as a percentage of all employment floorspace completed (sqm) (previously core indicator BD2)

- 6.6 The only completion for the 2010/11 monitoring year was on previously developed land, this represents a 100% figure for the

percentage of completed employment floor space on PDL.

- 6.7 In 2009/10 20% of completed employment floorspace during the period was on previously developed land. In 08/09 96% of employment floorspace was completed on PDL. Clearly there has been significant fluctuations in the results over recent years.

Total amount of employment floorspace granted planning permission and proportion on Previously Developed Land (PDL), and as a percentage of all employment floorspace granted (sqm)

- 6.8 A total of 25,692 sq metres of employment permissions were granted relating to employment floorspace within 2010/11 monitoring year. Of these employment permissions 19,448 sq metres were on previously developed land. This equates to 75.6% of all employment floorspace granted permission within the monitoring year.

***Employment Land available by use class in hectares (Ha)
(previously core indicator BD3)***

- 6.9 Information for this indicator is provided in Table 12 below and a further assessment of employment allocations (up to March 2012) is provided in Appendix 4.

Table 12 – Employment Land Available

Amount of land available (Ha)	B1	B2	B8	Multiple	Allocations	Total
	205.24	19.37	14.36	10.89	37.04	286.9

Vitality and Viability of Town Centres

Number of units in the three town centres by unit use type

- 6.10 Table 13 below breaks down the number of units within the town centres by use. Selby Town Centre has a relatively low proportion of convenience goods compared to Sherburn in Elmet and Tadcaster, and a higher percentage of comparison goods. All three town centres have a high proportion of service units. Selby and Tadcaster at the time of the survey had relatively high vacancy levels, compared to the

11.36% national average, whereas Sherburn in Elmet had a very low level of vacant floor space.

Table 13 – Town Centre Health Check

Unit Type	Selby		Sherburn in Elmet		Tadcaster	
	Number	%	Number	%	Number	%
Convenience	17	4.58	8	15.38	7	13.27
Comparison	97	26.15	9	17.31	22	19.80
Service	102	27.49	22	42.31	30	19.41
Charity	9	2.43	1	1.92	1	0.39
Pub, restaurant, café	47	12.67	10	19.23	17	16.94
Misc	46	12.40	0	0	21	17.30
Vacant	53	14.29	2	3.85	22	12.91
Total	371	100	52	100	120	100

(Source: Drivers Jonas August 2009)

Total amount of completed floorspace for town centre uses (sqm)
(previously core indicator BD4)

- 6.11 No completions were recorded for the 2010/11 monitoring year within the town centres.
- 6.12 A total of 790 sqm of floorspace for town centre uses was granted during the 2010/11 monitoring year. The majority of permissions were in relation to changes of use from A1 Retail to A2 use.

7. Improving Quality of Life

Climate Change

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (previously core indicator E1)

- 7.1 Objections were made to a total of 18 planning applications by the Environment Agency during this monitoring year on flood defence grounds or water quality.
- 7.2 As at 31 March 2012, 4 of these applications were resolved and approved, 2 were refused, 1 application was withdrawn and 11 are still pending consideration due to a number of outstanding matters.

Renewable Energy

Grid Connected Renewable Energy Generation (previously core indicator E3)

- 7.3 The adopted RS provides indicative local targets for Selby District for installed grid-connected renewable energy of 14 MW by 2010 and 32 MW by 2021. The draft Core Strategy incorporates these and sets out the strategic framework for future Local Plan documents to consider setting up-to-date / revised targets.
- 7.4 Rusholme Wind farm completed and was operational during the 2010/11 monitoring year. The 12 x 2MW turbines are grid connected and can generate 24 MW. This large scale grid connected scheme demonstrates that Selby District is actively seeking to contribute to tackling climate change and fulfils the District's grid-connected renewable energy target of 14MW by 2010.
- 7.5 Recent changes to the Town and Country Planning General Permitted Development Order has meant that the installation of small scale domestic renewable energy, in most cases, no longer require planning permission. Therefore, there may be more small scale domestic renewable energy installations within the District than reported annually.
- 7.6 During the monitoring year 2011/12 permission was granted for 8 individual domestic and commercial wind turbine applications (providing

a total of 9 wind turbines⁷) totalling 1312 KW⁸. Including the 2 permissions in the 2010/11 monitoring year of 50 KW and 11 KW, there is potential capacity to produce approximately 1373 KW from domestic/commercial wind turbines, as at 31 March 2012.

7.7 Along with the approved domestic/commercial scale wind turbine applications there are two large scale grid-connected wind farm applications which are still pending a decision as at 31 March 2012, and one which has been refused during the 2011/12 monitoring period and is been considered under the appeal regulations. Table 14 below provides a summary of these applications:

Table 14 – Wind Farm Applications (1 April 2011 – 31 March 2012)

Planning application ref.	Address	Status	MW
2009/0744/EIA	Cleek Hall, Turnham Lane, Cliffe - 5 no. 127 metre high wind turbines	Refused 22/11/11 Currently been considered under appeal.	12.5
2009/0464/FUL	Land south of Scalm Park, Wistow - 7 no. 125 metre high wind turbines	Pending decision	17.5
2009/0393/FUL	Wood Lane, Birkin - 14 no. 125 metre high wind turbines	Pending decision	35
Total potential additional capacity			65

⁷ Each application proposes only 1 domestic/commercial wind turbine, with the exception of one application for 2 wind turbines.

⁸ Note: 1000KW = 1MW

Protecting and Enhancing the Environment

Change in areas of Biodiversity importance (previously core indicator E2)

- 7.8 There are 1973 hectares of land with biodiversity importance in Selby District (based on Sites of Importance for Nature Conservation, SINCs) at the end of the 08/09 monitoring year. This figure is only the baseline, this survey is currently undertaken by North Yorkshire County Council and there have been no additions to the SINC list in the 09/10, 10/11 or 11/12 monitoring year.

Conservation

- | | | |
|-----|-------------------------------------------------|-----------------|
| 7.9 | Number of Listed Buildings | 619 |
| | Number of Conservation Areas (April 2008) | 23 |
| | Size of Conservation Areas (April 2008) | 449 hectares |
| | Area of designated Green Belt Land (March 2009) | 19,240 hectares |
| | Sites of Importance to Nature Conservation | 1,973 hectares |
- 7.10 There has been no change in the figures above since the last monitoring year (2010/11).
- 7.11 The number of Sites of Special Scientific Interest (SSSIs) within Selby that are classed as favourable or recovering is slightly less than the North Yorkshire average, although still accounts for almost three quarter of SSSIs. Further information is available within Appendix 1.

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Appendices

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Appendix 1 Emerging Core Strategy Performance Indicators

The following table identifies the targets and indicators as set out in the Submission Draft Core Strategy (May 2011). The Core Strategy is currently at EIP with anticipated adoption in 2013. The table will be updated prior to adoption and included in future AMRs.

Core Strategy Policy	Core Strategy Objectives	Intended Outcome	Indicators	Target	On target?
		<i>What are we trying to achieve?</i>	<i>What will we keep a check on in order to see if the policy is working?</i>	<i>What is the measure to check if the policy has been successful in achieving the intended outcome?</i>	<i>Are we meeting our target 2011/12?</i>
Spatial Development Strategy and Housing Land Supply					
CP1/CP1A Spatial Development Strategy/ Management of housing development in settlements	1, 2, 3, 4, 5, 6, 7, 8, and 14	Concentrating development in towns and local service centres; Concentrating on reusing previously developed land.	Proportion of new development with planning permission / completed in Selby, Sherburn in Elmet, and Tadcaster. By PDL	At least 51% all development within towns and local service centres. More than 40% of housing development on PDL between 2004 – 2017	New 2012/13 41% Housing completions 100% employment completions.
<p>New and Converted dwellings on Previously Developed Land (PDL) Gross (<i>previously CLG Core Indicator H3</i>).</p> <p>New and Converted Dwellings on Previously Developed Land (PDL) – Gross; Out of a total 338 new completions 140 were built on previously developed land, this equates to 41% of housing completions on PDL for the 2011/12 monitoring year. Further data is provided in Appendix 2.</p>					

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Core Strategy Policy	Core Strategy Objectives	Intended Outcome	Indicators	Target	On target?
CP2/CP2A Scale and Distribution of Housing/ Olympia Park Strategic Development Site	1, 3, 4, 5, 6, 7, 8 and 14	Meeting established housing target in accordance with preferred spatial distribution.	Overall completions. Amount of new development approved /completed by location. (Selby, Sherburn in Elmet, Tadcaster, Designated Service Villages and Secondary Villages)	440 dwellings completions per year District wide. Minimum of 7480 new dwellings up to 2026 -distributed approximately as set out in policy.	New 2012/13
<p>Plan period and housing targets (<i>previously CLG Core Indicator H1</i>)</p> <p>There were 338 new housing completions throughout the 2011/12 Monitoring year. A breakdown by Parish is set out in Appendix 2.</p>					
CP3 Housing Land Supply	1, 2, 3, 5, 7 and 8	Maintenance of a Five Year land supply Overall housing delivery achieves levels indicated in the housing trajectory	Number of dwellings with planning permission / completed.	To achieve a 5-year land supply	5.3 Years Supply, plus 22.7% buffer.
<p>Housing Trajectory (<i>previously CLG Core Indicator H2 (a) to (d)</i>)</p> <p>As a result of the 2011/12 review of the 5 year housing land supply, monitoring indicated that a 5.3 year supply is available. A supporting paper on the 5 year housing land supply provides further details on the methodology and a list of sites included, this is available on the website.</p>					

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Core Strategy Policy	Core Strategy Objectives	Intended Outcome	Indicators	Target	On target?
Creating Sustainable Communities					
CP4 Housing Mix	5	Mixed and balanced communities meeting identified demand and profile of households.	Completed new dwellings by number of bedrooms and dwelling type.	To match housing mix requirements in SHMA or latest housing market assessment/needs survey.	New 2012/13
CP5 Affordable Housing	2, 3 and 5	To provide for the identified housing needs of District residents unable to access open market housing.	<p>Level of affordable housing approved and completed</p> <p>Proportion of affordable homes split between intermediate and social rented tenures.</p> <p>Range of dwellings types.</p> <p>Committed sums collected and spent on providing affordable homes.</p>	<p>Meet the overall target for affordable housing provision of 40%, from all sources (unless viability case proven).</p> <p>To broadly achieve a tenure mix of 40% for intermediate housing and 60% for social renting, through new affordable housing.</p> <p>To reflect the size and types of homes in the market housing scheme or reflect SHMA/local needs assessment for 100% AH schemes</p> <p>That 100% of collected monies are spent on providing AH</p>	<p>New 2012/13</p> <p>New 2012/13</p> <p>New 2012/13</p> <p>New 2012/13</p>
<p>Gross Affordable housing completions split by tenure (<i>previously CLG Core indicator H5</i>)</p> <p>In 2011/12, 72 new affordable homes were built in the District, based on the information we are provided by Registered Social Landlords (RSLs) on a quarterly basis. Of these completions the tenure split was as follows; 40 (55.6%) were Social Rented, 8 (11.1%) Discount for Sale, 12 (16.7%) Intermediate Rent and 12 (16.7%) Mortgage Rescue properties.</p> <p>In terms of the type of new affordable homes built in the District, the table on the next page provides a breakdown of the house type:</p>					

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Core Strategy Policy	Core Strategy Objectives	Intended Outcome	Indicators				Target	On target?
		Tenure	1 bed	2 bed	3 bed	4 bed	Total	
		Intermediate Rent		5	7		12	
		Social Rented		22	17	1	40	
		Discount for Sale		4	4		8	
		Mortgage Rescue		5	7		12	
				36	35	1	72	
CP6 Rural Exceptions	2, 3 and 5	To provide rural affordable housing to meet identified needs in smaller settlements and rural areas where other opportunities are not available through CP5.	Number of dwellings in 100% affordable housing schemes with planning permission / completed within or adjoining Development Limits in rural villages.			To meet identified local needs in terms of numbers, sizes, types and tenure.		Approval for 10 dwellings at Appleton Roebuck, 1 complete and 9 outstanding. Remaining completions expected 2012/13.
CP7 Travelling Community	3, 4, 5, 6, 8, 9 and 17	To cater for the needs of all sectors of the community.	Number of pitches with planning permission / completed for gypsies / travellers. Number of new 'quarters' with planning permission / completed for Showpersons.			To meet identified needs from an up-to-date local needs assessment.		New 2012/13

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Core Strategy Policy	Core Strategy Objectives	Intended Outcome	Indicators	Target	On target?
An application for 4 pitches was granted during the monitoring year at Hillam.					
CP8 Access to services, community facilities, and infrastructure	1, 2, 3, 8, 10, 12, 13, 14 and 17	To ensure the appropriate services, facilities and infrastructure is provided to meet the needs of new developments. Including utilities, highways infrastructure, access to health services, and provision of green infrastructure.	Net gains and losses of services / facilities and ROS / green infrastructure within Parishes. Commuted sums collected for ROS and other Community Facilities.	Net gains in ROS / green infrastructure land area. Improved quality of ROS / green infrastructure as evidenced through assessment and regular review.	New 2012/13
Contributions to the value of £154,194.00 have been received from schemes in 2011/12. A total of £189,342.11 has been paid out to Parishes for ROS schemes. The balance in the Commuted Sum Account at the 31 March 2012 was £411,262.91. S106 Spend on Recreation Open Space provided by SDC Finance Team.					

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Promoting Economic Prosperity					
CP9 Economic Growth	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Developing and revitalising the local economy by: Providing land to meet needs; Giving priority to higher value business in the right location; Supporting efficient use of existing sites and safeguarding existing/allocated sites. Promoting recreation and leisure uses. Increase the number of people who combine living and working in the District.	Supply of land developed for employment by Use Class and by Location. Net losses and gains of employment floor space on existing employment sites / allocations. Additional recreation and leisure uses. Achieve growth in number of jobs within District. Results of the SHMA updated on a 3 yearly basis.	Planning permissions granted / completion of 37 – 52 ha employment land uses. No net loss of existing employment floor space. Net gains in recreation and leisure. Net gains in number of jobs per year and in total by 2026. Reduced outward commuting patterns by 2021 Census. No net loss in number of people travelling out of the District for work.	See 2010/11 figures New 2012/13 New 2012/13 New 2012/13 New 2012/13 New 2012/13
<p>Total amount of additional completed floorspace by use class (<i>previously CLG Core Indicator BD1</i>)</p> <p>In terms of employment, there was one completion recorded during the 2010/11 monitoring year, 6140 sq m of B2 additional floorspace on a brownfield site. Due to the one completion this would be a 100% of employment developed on PDL for the 2010/11 monitoring year.</p> <p>Total amount of additional completed floorspace on previously developed land and as a percentage of all employment floorspace completed (<i>previously CLG Core Indicator BD2</i>).</p> <p>100% as above</p> <p>Employment Land Available by use class (Ha) (<i>CLG Core indicator BD3</i>) – see overleaf</p>					

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Amount of land available (Ha)	B1	B2	B8	Multiple	Allocations	Total
	205.24	19.37	14.36	10.89	37.04	286.9

See Appendix 4 for status of employment allocations.

CP10 Rural Diversification	2, 3, 4, 7, 8, 9, 12 and 13	Provide employment opportunities in rural locations to maintain the viability of rural communities and to reduce the need to travel.	New floor space in extensions or re-use of existing premises within the existing curtilage of rural properties. New / extended farm diversification enterprises. New / extended recreation and tourism activity in rural areas. No. of jobs within rural areas.	Net gains in rural diversification floor space by use. Net gains in rural jobs.	New 2012/13
CP11 Vitality and Viability of Town and Villages	1, 2, 3, 7, 8, 9, 10 and 13	Selby to be main focus for town centre uses. The role and performance of the existing local service-centres of Tadcaster and Sherburn in Elmet will be strengthened The role of villages, serving the every day needs of the local community will be protected by resisting the loss of retail floor space and other existing facilities. Vitality and viability of town centres strengthened by resisting the loss of existing shops and services and	Planning permissions / completions of floor space for town centre uses, broken down by use-class within the 3 town centres by location Regular town centre health checks in line with Government guidance. Parish Services Survey. Gains and losses in services and facilities in villages.	Net gains in retail floor space and town centre uses in defined town centres. Improved performance on health check assessment. Improved retail performance of town centres over a five year period within regional hierarchy using Ranking in MHE UK Shopping Index No net loss in viable retail floor space and other existing facilities within villages	See 2010/11 figures New 2012/13 New 2012/13 New 2012/13

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		encouraging the provision of a variety of shops (sizes and types); and focussing proposals for offices within the defined town centres or in office park locations as identified by future DPDs.			
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– Total amount of completed floorspace for town centre uses (sqm) (previously CLG Core Indicator BD4)

No town centre completions recorded for the 2010/11 monitoring year.

Unit Type	Selby		Sherburn in Elmet		Tadcaster	
	Number	%	Number	%	Number	%
Convenience	17	4.58	8	15.38	7	13.27
Comparison	97	26.15	9	17.31	22	19.80
Service	102	27.49	22	42.31	30	19.41
Charity	9	2.43	1	1.92	1	0.39
Pub, restaurant, café	47	12.67	10	19.23	17	16.94
Misc	46	12.40	0	0	21	17.30
Vacant	53	14.29	2	3.85	22	12.91
Total	371	100	52	100	120	100

Drivas Jonas Retail Commercial and Leisure Study 2009 – Town Centre Survey.

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Improving the Quality of Life					
CP12 Climate Change	3, 6, 7, 8, 14, 15 and 16	To address the causes and potential impacts of climate change by reducing green house gases, mitigating and adapting to climate change, through managing the design and location of development.	<p><i>NB This is an over-arching climate change policy. The following are additional indicators not covered elsewhere:</i></p> <p>Reducing travel by private car</p> <p>Increasing walking, cycling and use of public transport</p> <p>Permission granted contrary to outstanding EA objection</p>	<p>Rate of traffic growth is reduced and commuting distances reduced.</p> <p>Travel Assessments and Green Travel Plans submitted for all developments that warrant them.</p> <p>Higher patronage of walking, cycling, bus by end of plan period</p> <p>No net loss of flood storage capacity</p>	New 2012/13
<p>– Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (<i>previously CLG Core Indicator E1</i>).</p> <p>Objections were made to a total of 18 planning applications by the Environment Agency during the monitoring year on flood defence grounds or water quality. 4 of these applications we approved and resolved, 2 were refused, 1 application were withdrawn and 11 are still pending consideration due to a number of outstanding matters.</p>					
CP13 Improving Resource Efficiency	12, 15, 16 and 17	Promote increased resource efficiency and reduction in resource use.	<p>% of residential and non-res schemes meeting threshold and achieving minimum 10% requirement for energy use from decentralised, renewable or low carbon sources.</p> <p>No. of strategic development sites and other designated allocations using the following technologies for the majority of their energy needs:</p> <p>Local biomass technologies,</p> <p>Energy from waste,</p> <p>Combined Heat and Power schemes, and</p> <p>Community Heating Projects.</p>	<p>100% unless viability case proven</p> <p>100%</p>	<p>New 2012/13</p> <p>New 2012/13</p>

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			No. of houses built to 'Code for Sustainable Homes' standards.	Increase year on year	New 2012/13
			No. of non-residential developments built to BREEAM standards.	Increase year on year	New 2012/13
CP14 Renewable Energy	12, 15, 16 and 17	Reduction in reliance on non-renewable energy sources by increased renewable energy capacity to exceed District targets.	Permitted stand alone renewable schemes (MW) that are installed and grid connected. Permitted 'micro-generation' schemes – not grid connected.	At least 32MW by 2021 (subject to review). Increase year on year.	New 2012/13
<p>Renewable Energy Generation (<i>previously CLG Core Indicator E3</i>)</p> <p>Rusholme Wind farm completed and was operational during the 2010/11 monitoring year. The 12 x 2MW turbines are grid connected and can generate 24 MW. This large scale grid connected scheme demonstrates that Selby District is actively seeking to contribute to tackling climate change.</p> <p>During the monitoring year permission was granted for 9 wind turbines (where the turbine is over 20m to the blade tip) providing 1312Kw.</p>					
CP15 Protecting and Enhancing the Environment	2, 3, 11, 12, 14, 15, 16 and 17	The District's high quality natural and man-made environment safeguarded and enhanced by: Protecting the historic environment; Promoting effective stewardship of the District's wildlife; Supporting the creation and restoration of habitats.	Safeguarding protected historic and natural sites. Amount of green infrastructure Numbers of heritage assets and assets at risk as recorded in 'Heritage Counts' and 'Heritage at Risk Register'	No net losses in protected areas. Net gain in biodiversity. No net losses of assets to the 'at risk register'. Meeting habitat targets in the National strategies and the local Selby Biodiversity Action Plan. Net gains in green infrastructure.	New 2012/13

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Change in areas of Biodiversity importance (*previously CLG Core Indicator E2*)

There are 1973 hectares of land with biodiversity importance in Selby District (based on Sites of Importance for Nature Conservation, SINC's) at the end of the 08/09 monitoring year. This figure is only the baseline, this survey is currently undertaken by North Yorkshire County Council and there have been no additions to the SINC list in the 09/10, 10/11 or 11/12 monitoring year.

Sites of Special Scientific Interest (SSSIs) in Favourable or Recovering Condition 2008

Selby 70.1%*

North Yorkshire 90.7%

Source: Natural England; Progress in York and North Yorkshire March 2010 08/09 figure; no further regional comparison has been undertaken by Natural England at present.

Conservation

Number of Listed Buildings	619
Number of Conservation Areas (April 2008)	23
Size of Conservation Areas (April 2008)	449 hectares
Area of designated Greenbelt Land (March 2009)	19,240 hectares
Sites of Importance to Nature Conservation	1973 hectares

CP16 Design Quality	8, 11, 12, 14 and 15	<p>Achieving development of high quality design, which has regard to the local character, identity and context of its surroundings.</p> <p>Homes meeting residents' needs in long term.</p> <p>Safer communities</p>	<p>No of homes:</p> <ul style="list-style-type: none"> • adopting Lifetime Neighbourhood objectives • achieving 'Very Good', 'Building for Life' standard • meeting 'Lifetime Homes' Standards. 	Increase year on year.	New 2012/13
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Appendix 2 - Residential Completions by Parish (Gross) March 2012

Residential Completions **GROSS** (01/04/2011 – 31/03/2012)

PARISH	GREENFIELD			PREVIOUSLY DEVELOPED LAND		TOTAL
	NEW BUILD	AGRICULTURAL REDEVELOPMENT	AGRICULTURAL CONVERSION / COU	NEW BUILD	CONVERSION / COU	
ACASTER SELBY	0	0	0	0	0	0
APPLETON ROEBUCK	10	0	0	1	1	12
BALNE	0	0	0	0	0	0
BARKSTON ASH	0	0	0	0	0	0
BARLBY	0	0	0	0	0	0
BARLOW	0	0	0	1	0	1
BEAL	0	0	0	0	0	0
BIGGIN	0	0	0	0	0	0
BILBROUGH	1	0	0	3	0	4
BIRKIN	0	0	0	0	0	0
BOLTON PERCY	0	0	0	0	0	0
BRAYTON	1	0	0	2	0	3
BROTHERTON	0	0	0	0	0	0
BURN	0	0	0	0	0	0
BURTON SALMON	0	0	0	0	0	0
BYRAM CUM SUTTON	0	0	0	0	0	0
CAMBLESFORTH	0	0	0	1	0	1
CARLTON	0	0	0	0	0	0
CATTERTON	0	0	0	0	0	0
CAWOOD	0	0	0	0	0	0
CHAPEL HADDLESEY	0	0	0	0	0	0
CHURCH FENTON	0	0	0	1	1	2
CLIFFE and S. DUFFIELD	0	0	1	3	0	4

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COLTON	0	0	0	0	0	0
CRIDLING STUBBS	0	0	0	0	0	0
DRAX	0	0	0	2	0	2
EGGBOROUGH	3	0	0	0	0	3
ESCRICK	0	0	0	0	0	0
FAIRBURN	0	0	0	0	0	0
GATEFORTH	0	0	0	0	0	0
GRIMSTON	0	0	0	0	0	0
HAMBLETON	0	0	0	1	0	1
HEALAUGH	0	0	0	0	0	0
HECK	0	0	0	1	0	1
HEMINGBROUGH	0	0	0	0	3	3
HENSALL	0	0	0	0	0	0
HILLAM	0	0	0	0	0	0
HIRST COURTNEY	0	0	0	0	0	0
HUIDDI FSTON + NEWTORPE	0	0	0	0	1	1
KELFIELD	0	0	0	0	0	0
KELLINGTON	1	0	0	0	1	2
KIRK SMEATON	0	0	0	0	0	0
KIRKBY WHARFE	0	0	0	0	0	0
LEAD	0	0	0	0	0	0
LITTLE FENTON	0	0	0	0	0	0
LITTLE SMEATON	1	0	0	0	0	1
LONG DRAX	0	0	0	0	0	0
MONK FRYSTON	1	0	0	0	0	1
N KYMF CLIM TOULSTON	0	0	0	0	0	0
NEWLAND	0	0	0	0	0	0
NORTH DUFFIELD	0	0	0	0	2	2
OXTON	0	0	0	0	0	0
RICCALL	0	0	0	58	0	58
RYTHER	0	0	0	0	0	0

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SAXTON CLIM SCARTHINGWELL	2	0	0	0	0	2
SELBY	74	0	0	26	6	106
SHERBURN IN ELMET	67	0	0	4	2	73
SKIPWITH	0	0	0	0	0	0
SOUTH MILFORD	0	0	0	17	2	19
STAPLETON	0	0	0	0	0	0
STEETON	0	0	0	0	0	0
STILLINGFLEET	0	0	0	0	0	0
STUTTON + HAZLEWOOD	0	0	0	0	0	0
TADCASTER (EAST)	0	0	0	0	0	0
TADCASTER (WEST)	0	0	0	0	0	0
TEMPLE HIRST	0	0	0	0	0	0
THORGANBY	0	0	0	0	0	0
THORPE WILLOUGHBY	1	0	0	0	0	1
TOWTON	0	0	0	0	0	0
ULLESKELF	0	0	0	0	0	0
WALDEN STUBBS	0	0	0	0	0	0
WEST HADDLESEY	0	0	0	0	0	0
WHITLEY BRIDGE	29	0	0	0	0	29
WISTOW	5	0	1	0	0	6
WOMERSLEY	0	0	0	0	0	0
Sub-Totals	196	0	2	121	19	338
	Greenfield			Previously Developed Land		TOTAL
LAND USE TOTALS	198			140		338

COMPLETIONS ON PREVIOUSLY DEVELOPED LAND = 140 DWELLINGS (GROSS)

TOTAL COMPLETIONS FOR PERIOD 2011/12 = 338 DWELLINGS (GROSS)

COMPLETIONS ON PREVIOUSLY DEVELOPED LAND = 41.4%

COMPLETIONS ON GREENFIELD LAND = 58.6%

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**Appendix 3 - Number of Outstanding Planning Permissions – GROSS – by Parish
March 2012.**

Residential Outspadings GROSS (01/04/2011 – 31/03/2012)

PARISH	GREENFIELD			PREVIOUSLY DEVELOPED LAND		TOTAL
	NEW BUILD	AGRICULTURAL REDEVELOPMENT	AGRICULTURAL CONVERSION / COU	NEW BUILD	CONVERSION / COU	
ACASTER SELBY	0	0	0	0	0	0
APPIFTON ROEBUCK	0	0	0	13	1	14
BALNE	0	0	1	0	0	1
BARKSTON ASH	1	0	3	0	0	4
BARLBY	3	0	4	5	1	13
BARLOW	0	0	4	2	0	6
BEAL	5	0	0	7	0	12
BIGGIN	0	0	0	0	0	0
BILBROUGH	0	0	0	0	0	0
BIRKIN	0	0	0	0	0	0
BOLTON PERCY	0	0	5	0	0	5
BRAYTON	2	0	0	1	1	4
BROTHERTON	0	0	0	17	1	18
BURN	0	0	0	13	0	13
BURTON SALMON	0	0	0	0	0	0
BYRAM CLIM SUTTON	0	0	0	4	0	4
CAMBLESFORTH	8	0	1	10	2	21
CARLTON	0	0	0	13	0	13
CATTERTON	0	0	0	0	0	0
CAWOOD	1	0	0	1	4	6
CHAPPEL HADDLESEY	0	0	0	0	0	0
CHURCH FENTON	0	0	1	12	0	13
CLIFFE and S.	6	0	3	13	0	22

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DUFFIELD						
COLTON	1	0	0	1	0	2
CRIDLING STUBBS	1	0	0	0	0	1
DRAX	0	0	0	0	0	0
EGGBOROUGH	0	0	0	9	0	9
ESCRICK	1	0	2	0	0	3
FAIRBURN	0	0	0	4	0	4
GATEFORTH	5	0	0	1	0	6
GRIMSTON	0	0	0	0	0	0
HAMBLETON	1	0	0	4	0	5
HEALAUGH	0	0	0	0	0	0
HECK	0	0	0	7	0	7
HEMINGBROUGH	2	0	0	0	0	2
HENSALL	0	0	0	3	0	3
HILLAM	0	0	0	2	1	3
HIRST COURTNEY	0	0	0	3	1	4
HINDLEFSTON + NEWTORPE	0	0	0	0	0	0
KELFIELD	1	0	0	11	0	12
KELLINGTON	0	0	0	4	5	9
KIRK SMEATON	3	0	1	6	0	10
KIRKBY WHARFE	0	0	0	0	0	0
LEAD	0	0	0	0	0	0
LITTLE FENTON	0	0	0	0	0	0
LITTLE SMEATON	1	0	0	2	0	3
LONG DRAX	0	0	0	0	0	0
MONK FRYSTON	0	0	2	4	0	6
N KYMF CUM TOULSTON	1	0	0	140	0	141
NEWLAND	0	0	3	5	0	8
NORTH DUFFIELD	0	0	0	4	1	5
OXTON	0	0	0	0	0	0
RICCALL	1	0	0	18	5	24

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RYTHER	0	0	0	1	0	1
SAXTON CUM SCARTHINGWELL	3	0	2	15	0	20
SELBY	1048	0	0	88	24	1160
SHFRRI RN IN ELMET	0	0	0	8	5	13
SKIPWITH	0	0	0	1	0	1
SOUTH MILFORD	2	1	0	30	5	38
STAPLETON	0	0	0	0	0	0
STEETON	0	0	0	0	0	0
STILLINGFLEET	4	0	2	0	0	6
STUTTON + HAZLEWOOD	2	0	0	1	3	6
TADCASTER (EAST)	0	0	0	146	0	146
TADCASTER (WEST)	5	0	0	8	4	17
TEMPLE HIRST	0	0	1	0	0	1
THORGANBY	0	0	1	1	2	4
THORPF WILLOUGHBY	0	0	0	9	0	9
TOWTON	0	0	0	0	0	0
ULLESKELF	0	0	0	13	0	13
WALDEN STUBBS	0	0	0	0	1	1
WEST HADDLESEY	8	0	0	1	0	9
WHITLEY BRIDGE	17	0	0	4	0	21
WISTOW	0	0	0	3	1	4
WOMERSLEY	6	0	3	3	1	13

Sub-Totals	1139	1	39	671	69	1919
	Greenfield			Previously Developed Land		TOTAL
LAND USE TOTALS	1179			740		1919

N.B. GROSS FIGURES % OUTSTANDING ON PDL = 38.6 %

Source : RESIDENTIAL PARS

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Appendix 4 - Status of Employment Land Allocations

SDLP REF:	LOCATION	SITE AREA (Ha)	COMPLETED IN FY11/12	PLANNING PERMISSION STATUS ON OUTSTANDING LAND AT 31/03/12	SITE AREA LEFT AT 31/03/12 (Ha)	COMMENTS	ALLOCATION STATUS at 31/03/2012
BAR/1	Barlby Road, BARLBY	5.4	None	Outline	5.4	Outline for B1/B2/B8 on 5.29ha	Not Started
BAR/1A	Rear of Olympia Mills/BOCM, BARLBY	10.94	None	None	10.94	None	Not Started
BRAY/1	Selby Business Park, Brayton	8.5	0.47ha B1/B2/B8	Full & Outline Permissions	3.05	Outstanding permissions for B1, B2 and B8 units.	Complete
BRAY/2	East of Bawtry Road, BRAYTON	1.6	None	Outline Permission 06/06/2005	1.6	Part of Staynor Hall Outline Application 8/19/1011C/PA	Not Started
CLF/1	Land at Cliffe Common	1.31	None	No outstanding applications	1.31	None	Not Started
EGG/5	Selby Road (north), EGGBOROUGH	5.2	None	Outline & Full	0	Outline for B1/B2/B8 on 3.3ha.	Complete 09/10
						3 x Full applications for B1/B8 on part of 3.3ha	
EGG/7	Selby Road (south), EGGBOROUGH	2.4	1.95ha B2/B8	No outstanding applications	0	None	Complete 09/10
SEL/4	East Common Lane, SELBY	12.4	None	All of allocation started.	1.88	2. No. B1/B2/B8 units to complete on application 2007/0153/FUL	Started
SEL/4	Land West of SEL/4 East Common Lane	0.87	None	No outstanding applications	0.87	None	Not Started
SHB/2	Land at Sherburn Enterprise Park (North), SHERBURN IN ELMET	2.4	None	No outstanding applications	2.35	None	Not Started
TAD/3	London Road, TADCASTER	9	None	None	9.1	None	Not Started
Total allocations remaining at 31st March 2012					36.5 hectares		