

Selby District Core Strategy

Background Paper No. 11a

Proposed Changes to Submission Draft Core Strategy

January 2012



Changes Made Since Submission Draft Core Strategy (SDCS)

- a) The Council has published five sets of proposed changes since the Core Strategy was submitted to the Secretary of State in May 2011. Mostly those included minor amendments and editorial changes.
- b) However, the Council has also included some significant proposed changes to policy, in the light of debate at the Examination in Public between 20 September and 30 September 2011 and the matters of concern regarding soundness raised by the Inspector in agreeing to a Suspension of the EIP:
 - (i) The overall scale of housing development over the plan period;
 - (ii) The scale of housing and employment development proposed for Tadcaster and the implications for the Green Belt;
 - (iii) The strategic approach to Green Belt releases
- c) All the proposed changes are published on the council's website at www.selby.gov.uk. This Background Paper summarises the key areas of significant change.

Section 1 - Introduction

- 1.1 Only minor amendments and updating.

Section 2 - Key Issue and Challenges

- 2.1 Only minor amendments.

Section 3 - Vision, Aims and Objectives

- 3.1 Only minor amendments and updating.

Section 4 - Spatial Development Strategy

- 4.1 Some minor amendments and updating.
- 4.2 Incorporation of a new Policy on Green Belt (CPXX). The proposed new Green Belt policy is provided in Appendix 3 and covers the following general points:
 - the general extent of the green belt will be protected and control of inappropriate development within the green belt
 - reference to Major Developed Sites in the green belt

that a green belt review will be undertaken at a lower DPD stage
establish the broad scope of the review

as part of the review what exceptional circumstances need to exist if
boundaries are to be altered

- 4.3 The proposed new Green Belt Policy will replace the existing Green Belt Policies GB1, GB2, GB3 and GB4 in the Selby District Local Plan. The new policy refers to the 'Proposals Map'. The Proposals Map remains as the SDLP Proposals Map until replaced by any changes adopted through the Sites Allocations DPD.

Section 5 - Creating Sustainable Communities

Minor amendments and updating plus:

Policy CP2 Scale and Distribution of Housing

- 5.1 The Council has reviewed the merits of alternative housing requirements (see new Background Paper 9 January 2012) and proposes 450 dpa as an annual average over the Plan period, which is higher than that established in the RSS. The housing requirement is based on a robust review of population projections and household projections and remains a practical target when balanced against economic forecasts and available evidence on past completions and future land availability as well as constraints on development.
- 5.2 The Council has revisited evidence on affordable housing requirements from the SHMA 2009 and now proposes an amended split of housing requirements between the two Local Service Centres. The SDCS proposed 9% each for Tadcaster and Sherburn in Elmet and the revised figures are now 7% and 11% respectively to better reflect the data. The policy and supporting text have been amended accordingly.
- 5.3 The table in Policy CP2 has been updated to a 2011 base date. The general distribution of future new housing (commitments +allocations) across the District is broadly the same as in the SDCS subject to minor changes resulting from updating the base date and the amendments referred to above in relation to the two LSCs..
- 5.4 The plan period is 15 years from the expected date of adoption so is now amended to run to 2027 (i.e. 16 years from the 2011 base date).
- 5.5 The revised CP2 plans for a lower housing target in the early years of the plan period through phased delivery to reflect evidence from the Housing Paper¹ (see new BP9, January 2012). That is 400 dpa in first 6 years, 460 dpa in next 5 years and 500 dpa in the final 5 years of the plan period to 2027. The policy and text are amended accordingly.

¹ Arup Scale and Distribution of Housing in Selby, 30 November 2011

Policy CP3 Managing Housing Supply'

- 5.6 CP3 is amended in order to ensure the deliverability of the Strategy. The aims of the revised policy are to provide a sound mechanism for ensuring the scale and distribution of housing development is delivered and managed through close monitoring and positive actions.
- 5.7 The policy and text are amended to reflect the fact that Phase 2 SDLP sites have been released under the provisions of saved SDLP Policy H2A.

Policy CP5 Affordable Housing

- 5.8 Text is changed regarding the split between social and intermediate types of affordable housing to closer reflect the SHMA 2009 conclusions.
- 5.9 The definition of affordable housing is amended in the text to refer to the national definition in order to future proof the Core Strategy allowing flexibility to include for example new types of affordable housing delivery mechanisms such as 'affordable rent'.

Policy CP6 Rural Affordable Housing

- 5.10 The text is amended to improve clarity on how the policy will serve the needs of the local community.
- 5.11 The policy is amended to remove an anomaly/conflict with CP1

Policy CP7 The Travelling Community

- 5.12 The policy criteria are amended regarding locational principles and to include a cross reference to the new Green Belt policy.

Policy CP8 Access to Services, Community Facilities and Infrastructure

- 5.13 The policy is amended by inclusion of "scheme viability".

Section 6 – Promoting Economic Prosperity

Minor amendments and updating plus:

Policy CP9 Scale and Distribution of Employment Growth

- 6.1 Criterion (v) is amended to specifically refer to 'Established Employment Areas' to clarify that in line with national policy protection is not extended to all existing employment sites.
- 6.2 Criterion (ix) is amended to include reference to buildings and infrastructure when referring to former mine sites in order to clarify that the policy does not refer to the former mine sites as a whole.

Policy CP11 Town Centres and Local Services

- 6.3 Text has been amended to amplify the policy in respect of regeneration schemes in Tadcaster and the Policy is amended to emphasise the regeneration aspects and widen the scope further than retail proposals in Tadcaster.

Section 7 – Improving the Quality of Life

Minor amendments and updating plus:

Policy CP12 Sustainable Development and Climate Change

- 7.1 Reference to “where necessary or appropriate” has been added to Part B of the policy to clarify that not all the criteria must be met to make a scheme acceptable. Each case will be considered on its merits.

Policy CP13 Improving Resource Efficiency

- 7.2 The policy is amended to incorporate viability and feasibility tests. Part C is amended to encourage the incorporation of national regulatory standard of sustainable design rather than specifying specific levels of standards to be met.

Policy CP16 Design Quality

- 7.3 “Where appropriate” is added to Criterion (d) of the policy to clarify that strategic/off-site landscaping will not be required across the board without regard to local circumstances.
- 7.4 The policy is amended to change the emphasis from a requirement to encouragement to meet specific design benchmarks.

Section 8 – Implementation

Appendix 1

Glossary

Only minor amendments and updating.