

Selby District Submission Draft Core Strategy January 2012

**Fifth Set of Further Proposed Changes and Editorial Changes and Minor Amendments
to the Submission Draft Core Strategy**



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5 January 2012

This document has been produced to support the Submission version of the Selby District Core Strategy.

The table below lists the fifth set of changes which the Council wishes to make to the Submitted version of the Core Strategy. The proposed changes are intended to correct anomalies, ensure consistency and provide clarification on points arising during the Independent Public Hearing.

They also include changes in policy to address and strengthen soundness as a result of further work undertaken by the Council during the Suspension of the EIP and consequential changes.

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
		Section 1 Introduction	
PC5.1	1.25	Footnote – Update SCS from “2005-2010” to “2010-2015”	To ensure refers to latest version as discussed at EIP and to be consistent with previous proposed change of 30 Sept at para 7.61.
		Section 3 Vision, Aims and Objectives	
PC5.2	3.1	Delete ‘2026’ and insert ‘2027’ in text and within	To update Plan in line with proposed changes

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
		'Vision' box	in amended Policy CP2.
		Section 4 Spatial Development Strategy	
PC5.3	4.1	In Line 5 delete "strategic development sites" and insert "a strategic development site"	To correct an anomaly.
PC5.4	4.19	Delete the second sentence and insert: "In spite of the population within the District as whole increasing by 6.6% between 2002 and 2009, the population of Tadcaster decreased by 1.1% to 7,228 people. This trend also contrasts with that in Sherburn in Elmet where the population increased by 2.5% during this time period."	To reflect further evidence work undertaken during the EIP Suspension.
PC5.5	4.34	Footnote 6 – (PPS25) Delete '2006' and insert '2010'	To correct an anomaly.
PC5.6	4.37 – 4.39	Delete paras 4.37 – 4.39 and replace with new supporting text and new Policy CPXX. See Appendix 1	New Policy and supporting text to set out the Council's explicit approach to protection of the Green Belt and a Green Belt review, in line with proposed changes in amended Policy CP2.
PC5.7	4.47	Delete last 2 sentences of the paragraph	Because the release of phase 2 sites has now been triggered by SDLP Policy H2A. these sentences are now out of date.

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
PC5.8	Policy CP1 Part A (b)	Delete “speculative (windfall) proposals” and replace with “development on non-allocated sites” in Lines 4/5	To ensure consistency with other proposed changes.
PC5.9	Policy CP1 Part A (d)	Add “Policy XX and” before “national Green Belt policies.”	To alert readers to the existence of the proposed new Core Strategy policy
		Section 5 Creating Sustainable Communities	
		Policy CP2 The Scale and Distribution of Housing	
PC5.10	5.4	Delete Para 5.4 (and associated footnote 1) and insert new paragraph as follows: “Following the announcement of the intended abolition of RSS, the Council has reviewed the merits of alternative housing requirements (see Background Paper 9 January 2012) and includes 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 both population and household projections. However it also 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. The Core Strategy plans for a lower housing target in the early years of the	To explain the context of the revised target of 450 dpa which replaces the 440 dpa based on RSS policy.

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
		plan period through phased delivery.”	
PC5.11	Figure 7	Update to reflect latest figures in revised Policy CP2	The bar –chart will reflect the final agreed distribution and this Proposed Change supersedes the previous change published in this respect.
PC5.12	5.12	Amend last sentence to read: “This will provide about 1000 dwellings equivalent to 40% of the new allocations required in Selby urban area.”	To clarify that it is a proportion of the new allocation required and not the total Selby housing requirement.
PC5.13	5.14	Delete “1340” and insert “1500”	To reflect further changes to figures in CP2
PC5.14	5.17	Delete paragraph and replace with the following: “The proportion of development allocated to Sherburn in Elmet and the Tadcaster area corresponds with that identified through the 2009 SHMA in order that these Local Service Centres meet the local needs identified. The Tadcaster figure of 7% includes the identified affordable need in the ‘northern sub-area’ owing to the absence of Designated Service Villages (DSVs) in the sub-area and limited development opportunities in surrounding villages. There are limited opportunities for new housing (scale and nature of settlements) in these DSVs and this is	To reflect evidence base and changes to CP2 LSC balance.

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
		<p>compounded by the geographical remoteness of the northern sub-area (partly due to the configuration of the river here which makes access tortuous). The scale of envisaged growth in the DSVs here may not cater for affordable need (with an increased reliance on rural exception sites) and as such Tadcaster should also provide for meeting the needs of the rest of the Northern Sub-area.</p>	
PC5.15	5.18	<p>Delete paragraph 5.18 and replace with the following: “This is not the case for Sherburn because the Western Sub-Area contains more DSVs which by their location, nature and scale could reasonably be expected to cater for the identified need in that Sub-area.”</p>	<p>To reflect evidence base and changes to CP2 LSC balance.</p>
PC5.16	Figure 8	<p>Update to reflect latest figures in revised Policy CP2</p>	<p>The pie-chart will reflect the final agreed distribution and this Proposed Change supersedes the previous change published in this respect.</p>
PC5.17	5.20	<p>Delete “about a quarter” and insert “just over a quarter”</p>	<p>To reflect change in percentage from 28% to 29%</p>

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
PC5.18	5.22	Delete “and in accordance with Policy CP3 (Managing Housing Land Supply) set out later in this chapter.”	To reflect the fact that phase 2 sites have already been released and the further changes proposed to CP3.
PC5.19	5.22	Add “in accordance with Policy CPXX (Green Belt)” to the end of the paragraph.	To cross refer to the new green belt policy which deals with reviews
PC5.20	5.24	Add footnote at the end of the second sentence to read “The figures in the Policy CP2 have been rounded to reflect the strategic nature of the policy.”	To clarify that the figures are broad based and not intended to imply that deliverability is required to exact numbers of dwellings.
PC5.21	5.26	Add “and Policy CPXX (Green Belt)” to end of last sentence.	To cross refer to the new green belt policy which deals with reviews
PC5.22	5.27	Delete “2026” and insert “2027”	To reflect changes in proposed revised CP2
PC5.23	5.27	Delete “2011” and insert “2012”	To reflect changes in proposed revised CP2
PC5.24	5.28	Delete “2026” and insert “2027”	To reflect changes in proposed revised CP2
PC5.25	5.28	Delete “release” and insert “deliver” in the least sentence.	To reflect amended CP3
PC5.26	CP2	Delete Policy CP2 and insert revised Policy CP2 as set out in Appendix 2	This supersedes all previously published minor amendments and changes relating to CP2

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
		Policy CP2A Olympia Park Strategic Development Site	
PC5.27	5.29	Delete “2026” and insert “2027”	To reflect changes in proposed revised CP2
PC5.28	Policy CP2A Part (i)	Delete “2026” and insert “2027”	To reflect changes in proposed revised CP2
		Phasing	
PC5.29	5.40 – 5.41	Move these paragraphs to follow 5.28	To improve the readability of the Core Strategy following incorporation of phased housing targets in amended CP2.
PC5.30	5.40	Add the following text to the end of the paragraph: “However, review of evidence on scale of housing over the plan period (<i>add footnote to Arup Papers</i>) highlighted that there is a case for planning for a rate of housing delivery that is lower in the first five years. This is in the light of the evidence available leading to a cautious view being taken regarding economic recovery. Policy CP2 sets out three phases starting at 400 dpa in the first 6 years then 460 dpa and 500 dpa in the two subsequent 5 year periods.”	To reflect the insertion of phased target in proposed revised CP2.

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
PC5.31	5.41	Delete “In broad terms however” at the start of the paragraph.	To improve readability following insertion of new text in the previous paragraph.
PC5.32	5.41	Delete “(2011-2016)” and insert “(2012-2017)”	To reflect changes in proposed revised CP2.
		Policy CP3 Managing Housing Land Supply	
PC5.33	5.43	Delete “440 dwellings per annum between 2010 and 2026” and insert “450 dwellings per annum between 2011 and 2027”	To reflect changes in proposed revised CP2.
PC5.34	5.43	Delete from “However, delivery in 2009/10...” and insert: “However there has been a year on year increase in housing completions since 2008 albeit from a low base (226 dw in 2008/9, 270 dw in 2009/10 and 366 in 2010/11). The trajectory forecasts a phased delivery rate (set out in Policy CP2) which reflects a slow economic recovery and continued gradual improvement in trading conditions during the early part of the plan period in the light of evidence in the Arup Study (2011) (<i>add footnote ref</i>). Policy CP3 provides the mechanism for ensuring a housing land supply in line with the prevailing Supply Period (which is currently 5 years land supply but is anticipated to	To reflect up to date evidence.

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
		change to 6 years supply during the plan period).	
PC5.35	Figure 9 Page 57	Replace Figure 9 with new chart in Appendix 3	Housing trajectory needs amending to align with new 450 dpa and new phasing.
PC5.36	Paras 5.44 – 5.52	Delete Paras 5.44 – 5.52, insert new Paras 5.44a – 5.44o as set out in Appendix 4	This supersedes all previously published minor amendments and changes relating to CP3.
PC5.37	CP3	Delete Policy CP3, insert new Policy as set out in Appendix 4	This supersedes all previously published minor amendments and changes relating to CP3.
		CP5 Affordable Housing	
PC5.38	5.82	Delete “440” and insert “450”	To reflect changes in proposed revised CP2.
		CP7 The Travelling Community	
PC5.39	5.102	Footnote – Update SCS from “2005-2010” to “2010-2015”	To ensure refers to latest version as discussed at EIP and to be consistent with previous proposed change of 30 Sept at para 7.61.
PC5.40	Policy CP7	Insert “and Policy XX Green Belt” after “national policy” in the proposed change to criteria (i) as	To reflect the fact that there is also a new Green Belt policy included in the Core

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
	Part (i)	published on 30 September 2011 (which itself replaced proposed change published in July 2011).	Strategy as a proposed change.
		Section 7 Improving the Quality of Life	
		CP9 Scale and Distribution of Economic Growth	
PC5.41	6.18	Delete “2026” and insert “2027” in Line 2 and Line 6	To reflect changes in the base date of the plan, envisaged adoption of the Core Strategy and the revised plan period.
PC5.42	Policy CP9 Part (i)	Delete “2026” and insert “2027”	To reflect changes in the base date of the plan, envisaged adoption of the Core Strategy and the revised plan period.
		CP10 Rural Diversification	
PC5.43	6.37	Add “and Policy CPXX” at the end of the paragraph.	To reflect the fact that there is also a new Green Belt policy included in the Core Strategy as a proposed change.
PC5.44	Policy CP10	Add “and Policy CPXX” at the end of the policy	To reflect the fact that there is also a new Green Belt policy included in the Core Strategy as a proposed change.
		Section 7 Improving the Quality of Life	

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
PC5.45	7.53	Add “also in accordance with Policy CPXX” at the end of the paragraph	To reflect the fact that there is also a new Green Belt policy included in the Core Strategy as a proposed change.
		8. Implementation	
		Figure 13	
PC5.46	CP2 Target	Delete “440” and insert “450”	To reflect changes in proposed revised CP2.
PC5.47	CP2 Target	Delete “7480” and insert “7200”	To reflect changes in proposed revised CP2.
PC5.48	CP2 Target	Delete “2026” and insert “2027”	To reflect changes in proposed revised CP2.
PC5.49	CP3 Outcome	Delete text in Intended Outcome column and insert: “Housing delivery achieves or exceeds the annual housing target” and “Maintenance of a housing supply to meet prevailing Supply Period requirements”	To reflect changes in proposed revised CP3.
PC5.50	CP3 Target	Delete “To achieve a 5-year land supply” and insert the following targets: “To achieve the overall housing land supply in accordance with the required Supply period” and	To reflect changes in proposed revised CP3.

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
		"Planning permissions by settlement hierarchy"	
PC5.51	CP9	Delete "2026" and insert "2027"	To reflect changes in the base date of the plan, envisaged adoption of the Core Strategy and the revised plan period.
PC5.52	CP16 Proposed indicators	delete 'very good' from second bullet point and add 's' to 'standard' to make it plural	To reflect changes in proposed revised CP16.
		Glossary	
PC5.53	Affordable housing	Replace definition with the following: "Currently, PPS3 (June 2011) states that affordable housing includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. This may be amended by subsequent national guidance."	To reflect changes at paragraph 5.80 (3 rd Set of changes September 2011)
PC5.54	Annual Monitoring Report	Delete "to the Secretary of State"	To future proof the glossary in the event that the requirement changes.
PC5.55	Plan period	Change 2026 to 2027	To reflect changes in the base date of the plan, envisaged adoption of the Core Strategy

Unique Ref. No.	Paragraph/ Policy	Change Required	Explanatory Notes
			and the revised plan period.
PC5.56	Site Allocations DPD	Change 2026 to 2027	To reflect changes in the base date of the plan, envisaged adoption of the Core Strategy and the revised plan period.
		Proposal Map	
PC5.57	Proposals Map	Delete reference to those saved policies in the Selby District Local Plan which are replaced by the Core Strategy from the Proposals Map.	The reference to the policy numbers needs removing from the Proposals Map although the designations for example Major Developed Sites remain because the new Core Strategy policies will now apply.

Appendices

- Appendix 1 Proposed New CPXX (Green Belt) and supporting text
- Appendix 2 Proposed revised CP2 (The Scale and Distribution of Housing)
- Appendix 3 Replacement Figure 9 (Housing Trajectory chart)
- Appendix 4 Proposed revised CP3 (Managing Housing Land Supply) and supporting text

Appendix 1 Proposed New Green Belt Policy

Policy CPXX: Green Belt

- 4.29a The District is covered by parts of both the West Yorkshire and York Green Belts¹. One of the functions of the Green Belt is to prevent the coalescence of settlements, for example by preserving the open countryside gap between Sherburn in Elmet and South Milford. National planning guidance² stresses the importance of protecting the open character of Green Belt, and ‘inappropriate’ forms of development as expressed in higher order policy will be resisted unless very special circumstances can be demonstrated.
- 4.29b The area covered by Green Belt is defined on the Proposals Map. For the avoidance of doubt, the boundary line shown on the Proposals map is included in the Green Belt designation. Where there are different versions of maps that contradict one another, the most up to date map from the Council’s GIS system has authority.

Major Developed Sites in the Green Belt

- 4.29c The existence of established businesses and infrastructure already present in the Green Belt area are constrained from otherwise legitimate development by the designation. The Council is sympathetic to such cases and recognises that these sites are at risk from being unable to develop. The Council wishes to support local businesses, retain existing jobs and promote new jobs, so it proposes to allocate “*Major Developed Sites in the Green Belt*” in accordance with national guidance.
- 4.29d Such sites are not removed from the Green Belt, but planning applications for limited infilling development will be considered favourably where the development is in accordance with national guidance and essential for retention or expansion of the core business/use, there is a strong economic justification, and the impact upon the Green Belt is minimal. Such a designation will enable sustainable economic growth in the interests of the economy, but the Council will resist change of use to non-employment uses.
- 4.29e A range of Major Developed Sites in the Green Belt are identified in the Selby District Local Plan Policy GB3 and also shown on the Proposals Map.
- Byram cum Sutton WWTW
 - Bilbrough Top roadside service area
 - Former Bacon Factory Site, Sherburn-in-Elmet
 - Papyrus Works, Newton Kyme
 - Tadcaster Grammar School

¹ See Figure 6 Key Diagram for indication of extent of Green Belt

² Currently “PPG2: Green Belts”, but may be replaced by NPPF

- Triesse Vulcan Works, Church Fenton

4.29f The Core Strategy Policy CPXX (Green Belt) supersedes the SDLP Green Belt policies, including GB3 on Major Developed Sites. However, the SDLP Proposals Map where these sites are defined remains unchanged, and therefore Policy CPXX will apply to those sites. The Site Allocations Development Plan Document will review these Major Developed Sites and may identify and designate additional Major Developed Sites in the Green Belt.

Green Belt Review

4.29g RSS Policy YH9: Green Belts of the Yorkshire and Humber states that “*localised reviews of the Green Belt boundaries may be necessary in some places to deliver the Core Approach and Sub Area policies*”. The Council considers that only in exceptional circumstances where there is an overriding need to accommodate what would otherwise be inappropriate development, which cannot be met elsewhere and where Green Belt land offers the most sustainable option, will land be taken out of the Green Belt. The Green Belt review may also consider identifying areas of safeguarded land to facilitate future growth beyond the plan period.

4.29h The text accompanying Core Strategy Policy CP3 notes the land supply issue at Tadcaster and other locations which has limited the potential delivery of housing in otherwise very sustainable locations. The Council is seeking to protect the settlement hierarchy and considers that the most sustainable option is to ensure that the Principal Town and Local Service Centres meet their own needs. This is especially true in Tadcaster where it is vitally important in order to deliver the Core Strategy Vision, Aims and Objectives to meet local needs and support the health and regeneration of the town.

4.29i The overriding objective to accommodate development where it is needed to support the local economy (alongside other town centre regeneration schemes) cannot take place elsewhere in the District and still have the same effect on securing Tadcaster’s longer term health. Core Strategy Policies CP2 and CP3 seek to bring land forward in most sustainable locations within Development Limits in Tadcaster, but the Core Strategy must be pragmatic, flexible and future-proofed. Therefore, if land remains unavailable and other options explored for facilitating delivery fail, the Council must consider an alternative sustainable option.

4.29j The Council therefore considers that this offers the exceptional circumstances that justify a need to strategically assess growth options across the Green Belt.

4.29k Such a review would seek to ensure that only land that meets the purposes and objectives of Green Belt is designated as Green Belt – it would not be an exercise to introduce unnecessary additional controls over land by expanding the Green Belt for its own sake. Similarly, the review would not seek to remove land from the Green Belt where it is perceived simply to be a nuisance to

obtaining planning permission. The review may also address anomalies such as (but not exclusively) cartographic errors and updates in response to planning approvals, reconsider “washed over” villages against Green Belt objectives, and consider simplifying the on-the-ground identification of Green Belt boundaries by following logical physical features.

4.29l The review would be carried out in accordance with up to date national policy and involve all stakeholders, and take into consideration the need for growth alongside the need to protect the openness of the District. It would examine Green Belt areas for their suitability in terms of the purpose of Green Belt;

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.29m Further, the review would consider the contribution towards the objectives of Green Belt;

- to provide opportunities for access to the open countryside for the urban population;
- to provide opportunities for outdoor sport and outdoor recreation near urban areas;
- to retain attractive landscapes, and enhance landscapes, near to where people live;
- to improve damaged and derelict land around towns;
- to secure nature conservation interest; and
- to retain land in agricultural, forestry and related uses.

4.29n The review may also consider

- the relationship between urban and rural fringe; and
- the degree of physical and visual separation of settlements

4.29o This could supply a schedule of areas for further investigation where sites may be considered for suitability for development and subject to a sustainability assessment. This may consider other policy/strategy designations such as existing Local Plan 2005, sustainability criteria such as accessibility to services, facilities and public transport, and also flood risk. A lower-order DPD may then identify land for development, and/or safeguarding to facilitate development beyond the plan period and avoid a further Green Belt review in the future.

4.29p Additional detail and a comprehensive review programme may be developed by a Review Panel made up of interested parties (similar to the existing SHLAA³ Panel).

Policy CPXX Green Belt

A. Those areas covered by Green Belt are defined on the Proposals Map.

B.	In accordance with higher order policies, within the defined Green Belt, planning permission will not be granted for inappropriate development unless the applicant has demonstrated that very special circumstances exist to justify why permission should be granted.
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C. Within Major Developed Sites in the Green Belt (as defined on the Proposals Map), some limited infilling and/or, redevelopment to support economic development of existing uses will be permitted in line with higher order policies.

D. To ensure the Green Belt boundaries endure in the long term, a review of the Green Belt will be undertaken through a lower order DPD. The purposes of the review will be to:

- 1. address anomalies**
- 2. review washed over villages**
- 3. establish boundaries along strong physical features**
- 4. ensure that there is sufficient land available to meet development requirements throughout the Plan period for allocations, and the need for growth beyond the Plan period by identifying Safeguarded Land.**

E. Under Criterion D4 (above), land may be taken out of the Green Belt only in exceptional circumstances, where

- 1. there is an over-riding need to deliver the Vision, Aims and Objectives of the Core Strategy by accommodating the housing development identified in the established settlement hierarchy as set out in CP2, and/or employment development identified in CP9, and**
- 2. where such need cannot be met on non-Green Belt land, or where Green Belt land offers a significantly more sustainable option overall.**

F. Any sites considered for removal from the Green Belt under Criterion D4 (above) will be subject to a sustainability appraisal and assessed for their impact upon the following issues (non-exhaustive):

- any other relevant policy/strategy; and**
- flood risk; and**

³ Strategic Housing Land Availability Assessment.

- **nature conservation; and**
- **impact upon heritage assets; and**
- **impact upon landscape character; and**
- **appropriate access to services and facilities; and**
- **appropriate access to public transport.**

Policy CP2 The Scale and Distribution of Housing

A. Provision will be made for the delivery of 450 dwellings per annum and associated infrastructure in the period up to March 2027 phased as follows

2011/12 – 2016/17 400 dpa

2017/18 – 2021/22 460 dpa

2022/23 – 2026/27 500 dpa

B. After taking account of current commitments, housing land allocations will be required to provide for a target of 5340 dwellings between 2011 and 2027, distributed as follows:

(Rounded Figures)	%	Minimum require't 16 yrs total 2011-2027	dpa	Existing PPs 31.03.11*	New Allocations needed (dw)	% of new allocations
Selby**	51	3700	230	1150	2500	47
Sherburn	11	790	50	70	700	13
Tadcaster	7	500	30	140	360	7
Designated Service Villages	29	2000	130	290	1780	33
Secondary Villages***	2	170	10	170	-	-
*****Total	100	7200*****	450	1820	5340	100

* Commitments have been reduced by 10% to allow for non-delivery.

** Corresponds with the Contiguous Selby Urban Area and does not include the adjacent villages of Barby, Osgodby, Brayton and Thorpe Willoughby.

*** Contribution from existing commitments only.

**** Target Land Supply Provision (450 dwellings per annum x 16 years)

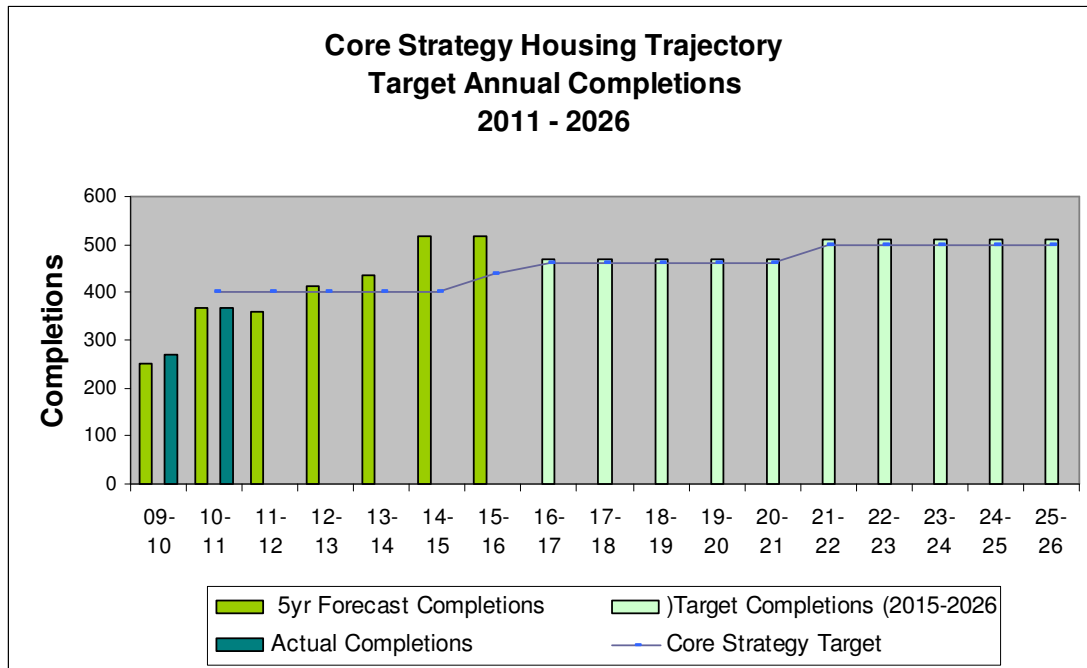
***** Totals may not sum due to rounding

C. In order to accommodate the scale of growth required at Selby 1000 dwellings will be delivered through a mixed use urban

extension to the east of the town, in the period up to 2027, in accordance with Policy CP2A. Smaller scale sites within and/or adjacent to the boundary of the Contiguous Urban Area of Selby to accommodate a further 1500 dwellings will be identified through a Site Allocations DPD.

- D. Options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered in Site Allocations DPD.**
- E. Allocations will be sought in the most sustainable villages (Designated Service Villages) where local need is established through a Strategic Housing Market Assessment and/or other local information. Specific sites will be identified through Site Allocations DPD.**

Appendix 3 Replacement Figure 9



Appendix 4 Proposed Revised Policy CP3

Policy CP3 Managing Housing Land Supply

5.44a Government policy requires the Council to maintain a supply of housing land over a number of years. PPS3 sets out a 5-year supply, but this may change within the Plan period. Therefore the Council will refer to a “Supply Period” which will reflect the prevailing timescale in up to date national policy/guidance.

5.44b PPS3 indicates that sites included in the Supply Period should be deliverable by being available, suitable and achievable. The assessment of allocated sites to be brought forward into the Supply Period will take account of the following criteria:

- the need to provide a continuous supply of land to meet the annual housing requirement for the District;
- the need to demonstrate a supply of deliverable sites over a Supply Period;
- the need to enable indicative annual requirements for individual settlements/settlement groups to be met;
- the relative sustainability of sites within settlements;
- the need to maximise the use of previously developed land;
- the need to adopt a sequential approach to flood risk; and
- the availability of the necessary infrastructure to enable delivery.

Meeting the Previously Developed Land Target

5.44c Previously developed land (PDL) is a resource the availability of which cannot be manufactured – only facilitated. PPS3 sets out a requirement to identify a local target for the development of PDL. PPS3 states that the rate at which previously developed land is being utilised should be monitored against a local target

5.44d The Core Strategy target is 40%. Further details of the PDL target are provided in Appendix 1. The likelihood of the cumulative average percentage for PDL usage falling below the target will be identified as early as possible.

5.44e In this event the Council will consider taking one or more of the following actions:

- Facilitating land assembly by finding alternative sites for existing users or by compulsory purchase where no other alternative exists.
- Restricting planning permissions on greenfield sites provided these are not required to meet overall housing delivery.
- Reviewing the Allocations DPD with the specific aim of investigating further PDL sites.

5.44f No action is required in the case of the previously developed land target being exceeded.

Maintaining delivery of housing in the Plan period

- 5.44g The Council will monitor the delivery of housing across the District and ensure that the quantum of housing as well as the spatial distribution of housing is consistent with the Core Strategy. Where delivery is failing or weak, the Council will investigate the causes of the under performance and take appropriate remedial action.
- 5.44h The Council will consider the delivery under performing when it is less than the annual target for a continual 3 year period. This will allow for natural fluctuations in delivery but signal where intervention is necessary over a longer period without leaving it too late to act in later years of the plan period. The spatial distribution of delivery is also important, and if delivery is weak over a 3-year period in the Principal Town and/or Local Service Centres then action may be taken. The Council will also ensure that there are sufficient sites available in the Supply Period to continue delivery.
- 5.44i The Site Allocations DPD will encourage delivery by only introducing site phasing where it is necessary due to technical constraints; therefore there should be no artificial constraints on the supply of land. If delivery is still failing then the Council will assess the underlying causes and act appropriately to remedy the situation. This may involve simple measure such as negotiating and/or arbitration with partners to overcome impasses, or more complex measures such as exploring joint funding options, facilitating land assembly, or by using its statutory powers such as compulsory purchase of land.

Spatial Delivery of CP2

- 5.44j The SHLAA indicates that across the District there is ample available land to accommodate the quantum of development set out in the Core Strategy. However, the spatial distribution of such sites is more limited in some parts of the District which may affect the delivery of housing targets. The spatial distribution is also a key aim of the Core Strategy and so the Council must also take steps to ensure that delivery is spatially appropriate as well as sufficient in numbers. Therefore the Council will monitor development in each settlement to ensure that delivery is consistent with the overall distribution set out in Policy CP2.
- 5.44k Specifically in Tadcaster, land ownership issues have limited the potential delivery of housing in an otherwise very sustainable location. The existing population is disadvantaged through this lack of growth; there has been a loss in population in Tadcaster and the town's sustainability will continue to suffer if the situation does not improve. The RCLS09⁴ shows that Tadcaster is significantly under performing: it is notable that Tadcaster Town Centre is under-represented in terms of both convenience and comparison floorspace. -The amount of vacant floorspace at nearly 13% is higher in Tadcaster than a national average of less than 10%. The Council considers that reasonable housing (and employment)

⁴ Selby Retail, Leisure and Cultural Study, October 2009 by Drivers Jonas

development alongside other town centre regeneration proposals may help reverse the decline.

- 5.44l The Council considers that the sustainability of Tadcaster and its need for growth, together with the lack of available land (due to ownership issues) would constitute the exceptional circumstances required to undertake a Green Belt review. Although the Green Belt only restricts the western side of the town, land within the Limit to Development, and land adjacent to the Limit to Development on the east, has been confirmed as unavailable for the plan period. Therefore it is reasonable to reconsider the Green Belt around Tadcaster (and other areas) to facilitate sustainable growth in this plan period and to safeguard land for future plan periods through the Site Allocations DPD. Policy CPXX deals with this issue.
- 5.44m The Site Allocations DPD will provide more detail on the location of future allocations to meet the housing requirement. Policy CP3 below demonstrates how the supply represented in the DPD will be managed to ensure a plentiful choice throughout the Supply Period.
- Interim arrangements for maintaining the housing land supply**
- 5.44n Prior to the adoption of the Site Allocations DPD, the housing land Supply Period will be maintained by drawing on Phase 2 allocations identified in Policy H2 of the Selby District Local Plan, which have been released by the Council under the provisions of saved SDLP Policy H2A. Those policies are saved until superseded by the Site Allocations DPD.
- 5.44o The Council's monitoring process will identify any shortfall, which occurs, or is considered highly likely to occur within the subsequent year, in the Supply Period of deliverable sites, and may take action to facilitate delivery.

Policy CP3 Managing Housing Land Supply

- A. The Council will ensure the provision of housing is broadly in line with the annual housing target and distribution under Policy CP2 by:**
- 1. monitoring the delivery of housing across the District**
 - 2. identifying land supply issues which are causing or which may result in significant under-delivery of performance and/or which threaten the achievement of the Vision, Aims and Objectives of the Core Strategy**
 - 3. investigating necessary remedial action to tackle under-performance of housing delivery.**
- B. Under-performance is defined as:**
- 1. Delivery which falls short of the quantum expected in the annual target over a continuous 3 year period; or**
 - 2. Delivery which does not accord with the distribution specified in Policy CP2 with particular emphasis on delivery in the Principal Town and Local Service Centres**

over a continuous 3 year period; or

3. Situations in which the housing land supply is less than the required Supply Period as defined by latest Government policy.

C. Remedial action is defined as investigating the underlying causes and identifying options to facilitate delivery of allocated sites in the Site Allocations DPD by (but not limited to):

1. arbitration, negotiation and facilitation between key players in the development industry; or
2. facilitating land assembly by assisting the finding of alternative sites for existing users; or
3. identifying possible methods of establishing funding to facilitate development; or
4. identifying opportunities for the use of statutory powers such as Compulsory Purchase Orders

D. In advance of the SADPD being adopted, those allocated sites identified in saved Policy H2 of the Selby District Local Plan will contribute to housing land supply.