

**Selby District Submission Draft Core Strategy**

**CS/CD2f**

**Sixth Set of Proposed Changes  
(Main Modifications and Additional Modifications)  
to the Submission Draft Core Strategy (SDCS)**

**7 June 2012**



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

They 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 and in the light of new national policy guidance (e.g. NPPF).

Where these latest changes affect previous proposed changes, the latest proposed change prevails.

The proposed changes include both main modifications (which the Council must request that the inspector make) and additional modifications (which the Council may make). They do not necessarily cover all the consequential additional modifications that will be necessary prior to adoption – there may also be some additional modifications where minor amendments to text are suggested to improve consistency with the NPPF.

<b>Proposed Change No.</b>	<b>Policy / Paragraph / Section</b>	<b>Proposed Change</b>	<b>Explanatory Notes</b>	<b>Main Mod?</b>
	<b>General</b>			
PC6.1	General	Change description of Core Strategy, SADPD/DM DPDs etc throughout document to amend to refer to them as Local Plans	To conform to NPPF and ensure Core Strategy up-to-date and reflect changes in planning system	N
PC6.2	General	Update references re. PPSs etc. to NPPF references throughout Core Strategy	To conform to NPPF and ensure Core Strategy up-to-date and reflect changes in planning system	N
PC6.3	General	Additional modifications throughout the document to pick up consequential changes to text in the light of Proposed Changes in this schedule.	-	N
	<b>Chapter 1</b>			
PC6.4	Chapter 1	Add text in Chapter 1 to incorporate explanation about new planning system and Localism Act 2011.	To conform to NPPF and ensure Core Strategy up-to-date and reflect changes in planning system	N
PC6.5	Figure 1	Amend The LDF Folder to refer to most up-to-date documents	To conform to NPPF and ensure Core Strategy reflects changes in planning system	N
PC6.6	Figure 2	Update timetable at Fig 2	To ensure Core Strategy is up-to-date	N
PC6.7	Figure 3	Amend Policy Context Diagram to refer to most up-to-date documents	To conform to NPPF and ensure Core Strategy reflects changes in planning	N

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			system	
PC6.8	Paragraphs 1.1 – 1.5	Add NPPF definition of ‘development plan’ and ‘Local Plan’ to text in Chapter 1 and at Glossary.	To conform to NPPF and ensure Core Strategy up-to-date and reflect changes in planning system	N
PC6.9	Paragraph 1.5	Add new paragraphs to explain relationship between the Core Strategy and Neighbourhood Plans, and scope of NPs as set out in appendix 1	To conform to NPPF and ensure Core Strategy up-to-date and reflect changes in planning system	N
PC6.10	Paragraph 1.5	Add new text/paragraph to include general reference that references to plans and strategies and organisations means any successor document or body.	To conform to NPPF and ensure Core Strategy up-to-date and reflect changes in planning system and to future proof the plan	N
	<b>Chapter 2</b>			
PC6.11	Chapter 2	Add text to beginning of Chapters 2 (to explain how strategic matters and cross boundary issues have been addressed within the Core Strategy as set out in appendix 2.	To comply with the ‘duty to cooperate’ - paragraphs 178 to 181.	<b>YES</b>
PC6.12	Map 4	Amend map to reflect change in status of Escrick from a Secondary Village to a DSV.	Consequential update to take account of changes to DSV at Fairburn and Escrick	N

<b>Proposed Change No.</b>	<b>Policy / Paragraph / Section</b>	<b>Proposed Change</b>	<b>Explanatory Notes</b>	<b>Main Mod?</b>
	<b>Chapter 3</b>			
PC6.13	Objective 7	Add to the end of Objective 7 “giving preference to land of lesser environmental value”	To ensure consistency with Para 17 of NPPF	N
PC6.14	Objective 12	Add to the end of Objective 12: “and which achieves places that meet the needs of the members of the community including for health and well-being and facilitating social interaction.”	To ensure closer fit to NPPF for example paragraph 69.	N
PC6.15	Objective 15	Add reference to “protecting natural resources including safeguarding known locations of minerals resources”	To ensure closer fit to NPPF Paragraphs 142 to 149 - minerals	N
PC6.16	Objective 16	Add reference to preventing noise/light/soil pollution and protecting development from noise/light/soil pollution	To ensure closer fit to NPPF Paragraph 109 – noise and soil Paragraph 123 - noise pollution Paragraph 125 – light pollution	N
PC6.17	Objective 17	Add reference to protecting best agricultural land	To ensure closer fit to NPPF Paragraph 112 – economic benefit of best agricultural land	N

<b>Proposed Change No.</b>	<b>Policy / Paragraph / Section</b>	<b>Proposed Change</b>	<b>Explanatory Notes</b>	<b>Main Mod?</b>
PC6.18	New Policy LP1	Insert new reasoned justification and text for presumption in favour of sustainable development – see Appendix 3	New model policy required in all Local Plans regarding the presumption in favour of sustainable development  Paragraphs 11-16  Inspectors' note  PINS Model policy required  Paragraph 79  Paragraph 119	<b>YES</b>
	<b>Chapter 4</b>			
	<b>CPXX</b>			
PC6.19	CPXX	Amend Proposed Change PC5.6 by deleting references to Major Developed Sites (MDS) CPXX and supporting text in order to be consistent with the NPPF (see appendix 4).	The Council now considers that the national policy is sufficiently flexible to allow some development in Selby's existing MDSs and so such a designation is no longer necessary.	<b>YES</b>
PC6.20	CPXX	Amend Proposed Change PC5.6 by amending supporting text and the wording of Policy CPXX (see appendix 4).	The Council consider that the text and Policy remain generally consistent with the NPPF however suggests some fine tuning of the wording, to align more closely with the phraseology used in the NPPF, regarding defining boundaries and to respond to concerns over clarity of wording from April EIP.	<b>YES</b>

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
	<b>CP1</b>			
PC6.21	Para 4.27	Insert “where it will enhance or maintain the vitality of rural communities” at end of sentence ending with ‘may take place’.	Consequential amendment to changes to Part (b) and Part (c) below	N
PC6.22	Para 4.29	Add “and which meets the provisions of Policy CP6” after ‘village’ in last sentence.	A consequential change to that proposed in CP1 *(se below) to avoid affordable housing being generally permissible in the countryside and reflect Para 54 of NPPF – plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.	N
PC6.23	Para 4.29	Delete “exceptional” and insert “special” before ‘circumstances’ in the last sentence of paragraph 4.29	To ensure more closely reflects wording in NPPF Para 55 which uses the term ‘special circumstances’.	N
PC6.24	Para 4.29	Add the following to the end of paragraph: “The Council will resist new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or	To closer fit specific wording in NPPF – Para 55 – LPAs should avoid new isolated homes in the countryside unless there are special circumstances in accord with bullet points in para 55 of NPPF	N

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		where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or the exceptional quality or innovative nature of the design of the dwelling (tested against the NPPF paragraph 55 and other future local policy or design code)."		
PC6.25	Paragraph 4.33	Delete "target" and insert "indicator" in lines 1 and 5 of paragraph 4.33	To reflect Paragraph 111 of NPPF – consider need for locally derived PDL target (and consequential to similar changes to CP1 below)	N
PC6.26	CP1	Insert "where it will enhance or maintain the vitality of rural communities" after "secondary villages" in part (b) of part A of CP1	To more closely reflect NPPF Paragraph 55 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.	N
PC6.27	CP1	And insert "and where it will enhance or maintain the vitality of rural communities" after "local economy" in part (c) of part A of CP1	To more closely reflect NPPF Paragraph 55 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.	N
PC6.28	CP1	Change "exceptional" to "special" at end of part (c) of part A of CP1	To ensure reflects wording in NPPF Para 55 – LPAs should avoid new isolated homes in the countryside unless there are special circumstances	N



Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
PC6.29	CP1	Insert “(which meets the provisions of Policy CP6)” after “affordable housing” in Part (c) of Part A of Policy CP1	Need to cross refer to Policy CP6 (rural housing exceptions sites) in Part A, Part (c) of CP1 to avoid affordable housing being generally permissible in the countryside and reflect Para 54 of NPPF – plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate	N
PC6.30	CP1	Add “with preference to land of least environmental or amenity value” after ‘Site Allocations DPD’ in Part B	To more closely reflect NPPF at Paragraph 110 - Plans should allocate land with the least environmental or amenity value.	N
PC6.31	CP1	Delete Part C of CP1 and down grade to indicator in text.	To reflect Paragraph 111 of NPPF – consider need for locally derived PDL target	N
PC6.32	CP1	Add Escrick to list of Designated Service Villages	To acknowledge potential for inclusion in future review of Green Belt boundaries in the light of the introduction of the new Green Belt policy	<b>YES</b>
	<b>CP1A</b>			
PC6.33	Para 4.47	Amend the first sentence of paragraph to read: “At the same time restrictions on housing	Amendments to text to provide clarity on the Council’s approach garden land in the light of NPPF paragraph 53.	N

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		growth in Selby, Sherburn in Elmet, Tadcaster and Designated Service Villages will <b>therefore</b> be relaxed to enable appropriate scale development on greenfield land including <b>garden land and</b> the conversion/redevelopment of farmsteads.”	[NB no changes to Policy CP1A]	
PC6.34	Para 4.47	Add the following text to the end of the paragraph: “Residential development in Secondary Villages will be more restrictive so that development on garden land will be resisted.”	Amendments to text to provide clarity on the Council’s approach garden land in the light of NPPF paragraph 53. [NB no changes to Policy CP1A]	N
	<b>Chapter 5</b>			
	<b>CP2</b>			
PC6.35	Para 5.17	Delete “absence of” and insert “low number of small” in second sentence (previous proposed change PC5.14).	To improve clarity	N
PC6.36	Para 5.22	Delete “(of less than 3000)” from first sentence.	A consequential change to Policy CP6 and para 5.98 below	N
PC6.37	Para 5.24	Add “The targets are minimum requirements” to end of second sentence.	To clarify that the targets are not maximum targets and to be consistent with the NPPF for example the core planning principles in Paragraph 17 - every effort should be made objectively to	N

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
			identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth and paragraph 47 - to boost significantly the supply of housing.	
PC6.38	Para 5.26	Add "(see also Policy CP3)" at end of the first sentence.	To provide an appropriate cross reference to the revised Policy CP3	N
PC6.39	Paragraph 5.28	Amend paragraph 5.28 as set out in appendix 5	Further explanation regarding approach to windfalls - windfalls debate at EIP and NPPF paragraph 47	N
PC6.40	CP2	Amend Proposed Change PC5.10 (para 5.4 of the SDCS) and consequential change to PC5.30 (para 5.40 of the SDCS) by deleting reference to the phasing element of the housing requirement and return to a flat target.	The NPPF is silent on phasing. However it does clearly promote the need for LPAs to boost the supply of housing. The phasing was never intended as a restrictive policy but to ensure development was directed to the most sustainable locations through the Local Plan and to ensure that the housing requirement was not only aspirational but realistic (in line with NPPF). On reflection, however, the Council recognise that this could be viewed as a restrictive policy and it is also accepted that it is difficult to	<b>YES</b>

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			precisely define the level of phasing in the later parts of the plan period.	
PC6.41	CP2	Add footnote to CP2 as follows: “***** See also Policy CP3 for explanation about phasing of sites and redistribution of housing growth in the event of a shortfall in delivery at Tadcaster.”	Contingency introduced to Policy CP3 requires a cross reference / explanation in Policy CP2.	N
	<b>CP2A</b>			
PC6.42	CP2A Olympia Park Strategic Development Site (SDS)	Amend boundary of SDS on Map 6 as shown in appendix 6	Boundary adjacent to Ousebank and west side of Potter Group amended to show more clearly the detailed extent of the designation.	N
	<b>CP3</b>			
PC6.43	Figure 9	Amend Figure 9 – housing trajectory to reflect deletion of phasing.	To reflect deletion of phasing in Policy CP2	N
PC6.44	Figure 9	Amend Figure 9 – to include affordable housing trajectory	To ensure consistency with NPPF - Paragraph 47 - for market and affordable housing illustrate the expected rate of housing delivery through a housing trajectory	N
PC6.45	Paras 5.43	Amend para 5.43 (existing PC5.34) as follows:		N

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		<p>1. Delete “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).”</p> <p>2. Delete “(which is currently 5 years land supply but is anticipated to change to 6 years supply during the plan period).”</p>	<p>1. Consequential change to remove the reference to Phasing as set out in CP2.</p> <p>2. Delete reference to 6 year supply which was in Draft NPPF and is no longer in the final NPPF (see section below for supply period which refers to a ‘buffer’).</p>	
PC6.46	Para 5.44a	<p>Amend paragraph 5.44a (previous proposed change PC5.36) to read:</p> <p>“Government policy requires the Council to maintain a supply of housing land over a number of years. <del>PPS3 sets out a 5 year supply, but this may change within the Plan period.</del> NPPF requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% or 20% buffer (if there has been a record of persistent under delivery of housing). An annual review of the supply</p>	<p>No change to Policy CP3 regarding 5 years supply but amend text to refer to 5% / 20% buffer in relation to monitoring and assessment</p> <p>To reflect Paragraph 47 of NPPF – LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% or 20% buffer (if there has been a record of persistent under delivery of housing)</p>	N

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		sites and the appropriate buffer will be established through the Council Annual Monitoring Report. <del>Therefore the Council will refer to a "Supply Period" which will reflect the prevailing timescale in up to date national policy/guidance'</del>		
PC6.47	Para 5.53	Delete "and the likelihood of the cumulative average percentage for PDL usage falling below the 40% target will be identified as early as possible." and replace with "against an indicator of 40%" at paragraph 5.53	In response to Paragraph 111 of NPPF – consider need for locally derived PDL target the Council, no longer consider that a PDL target is necessary although SDC do intend to monitor take up of PDL to inform future policy making.	N
PC6.48	Para 5.54	Delete paragraph 5.54	In response to Paragraph 111 of NPPF – consider need for locally derived PDL target the Council, no longer consider that a PDL target is necessary and therefore these actions are no longer required.	N
PC6.49	Para 5.55	Delete paragraph 5.55	In response to Paragraph 111 of NPPF – consider need for locally derived PDL target the Council, no longer consider that a PDL target is necessary and therefore this text is no longer required.	N
PC6.50	CP3	Delete original Part C re. PDL target and down grade to text.	In response to Paragraph 111 of NPPF – consider need for locally derived PDL target	<b>YES</b>

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PC6.51	CP3	Additional text and revised Policy CP3 – see Appendix 7	To ensure consistency with NPPF to ensure meeting identified needs and plan is aspirational but realistic – paragraph 154 and plans should be deliverable paragraph 173 and paragraph 47 - set out a housing implementation strategy setting out how to maintain delivery.  Reflects Inspector’s concerns at April EIP about the need to incorporate a Tadcaster contingency / Plan B to deliver an appropriate level of development.	<b>YES</b>
	<b>CP5</b>			
PC6.52	Para 5.71	Delete “and key workers”.	No longer referred to in NPPF.	N
PC6.53	CP5	Incorporate definition of affordable housing from NPPF glossary into Core Strategy Glossary.	To ensure Core Strategy is consistent with NPPF.	N
	<b>CP6</b>			
PC6.54	Para 5.96	Amend para 5.96 (amend previous change PC4.14) to read <i>‘Exceptions sites must be in scale and keeping with the settlement they are within or adjoining and its setting. Rural exception</i>	Text amended to reflect the NPPF definition of Rural Affordable Housing in Annex 2: Glossary.	N

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
		<i>sites will seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. <del>Provisions to ensure that current local residents or households with an existing employment or family connection are given</del> Priority will be articulated through a future Development Management DPD or Affordable Housing SPD'.</i>		
PC6.55	Para 5.97	Add following text to the end of para 5.97: “Small numbers of market homes may be allowed on Rural Exception sites at the local authorities discretion, for example where essential to enable the delivery of affordable units without grant funding in accordance with the NPPF. Further assessment and consideration of the need to introduce a detailed policy will be undertaken through the Development Management DPD.”	To reflect Paragraph 54 of NPPF that LPAs should consider market housing in rural schemes, whilst recognising that at this stage there is no local evidence upon which to base a new requirement / approach to mixed market and rural affordable exceptions schemes in this strategic level document.	<b>YES?</b>
PC6.56	Para 5.98	Delete para 5.98	This paragraph refers to settlements with less than 3000 for rural exceptions whilst the NPPF does not define rural settlements as 3000 population	N



Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
PC6.57	CP6	Delete “In settlements with less than 3000 population” from the first line of the policy	NPPF does not define rural settlements as 3000 population. Policy CP6 now applies to all settlements in Selby District.	<b>YES</b>
PC6.58	CP6	Amend criterion (ii) by inserting “by a local housing needs survey” after ‘identified’	Policy clarified to ensure rural exceptions sites meet locally identified needs to reflect NPPF definition of Rural exception (Annex 2: Glossary).	<b>YES</b>
	<b>CP7</b>			
PC6.59	CP7	Delete original text and policy and replace with new as set out in Appendix 8	To remove unnecessary detail from this strategic document and instead refer to the specific national policy considerations contained in the Travellers national policy document.  <i>Note that all previous proposed changes in relation to CP7 are superseded</i>	<b>YES</b>
	<b>CP8</b>			
PC6.60	Paras 5.120 & 5.121	Delete Paragraphs 5.120 and 5.121 (see also other changes to text below)	To reflect NPPF paras 21,31,4143, 156,175 regarding infrastructure delivery and charging mechanisms	N
PC6.61	Para 5.123	Paragraph 5.123 – delete	To provide clarity and reflect NPPF paras 21,31,4143, 156,175 regarding	N

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
		<p>“and the first document produced as part of the new Local Development Framework was a Developer Contributions Supplementary Planning Document (SPD). The document sets out the Council’s current policy with regard to”</p> <p>The word “Infrastructure” becomes the start of a new sentence which continues:</p> <p>“shall be established locally in the SADPD and/or, Infrastructure Delivery Plan, and/or through obligations placed on planning permissions (including through any charging schedule that is developed (such as CIL)). Until such mechanisms are in place the Council will base negotiations on its existing Developer Contributions Supplementary Planning Document (SPD).”</p> <p>[See appendix 9 for full text]</p>	<p>infrastructure delivery and charging mechanisms</p> <p>Changes recognise and seek to address potential barriers to investment in infrastructure terms and the known A64 highway concern, but also more general capacity issues.</p> <p>CIL mechanism is set out more clearly - appropriate to the high level Core Strategy and sets out the intention to develop a charging schedule in a forthcoming DPD.</p>	
PC6.62	Para 5.123	<p>Para 5.123: Add footnote at the end of the new text</p> <p>“Developer Contributions Supplementary Planning Guidance, Selby District Council, March 2007  <a href="http://www.selby.gov.uk/service_main.asp?menuid=99&amp;pageid=14&amp;id=1560">http://www.selby.gov.uk/service_main.asp?menuid=99&amp;pageid=14&amp;id=1560</a>”</p>	For clarity	N

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
PC6.63	Para 5.126	Amend paragraph to read: “The infrastructure requirements of new development, including strategic housing and employment sites in Selby will be addressed through a separate Infrastructure Delivery Plan. <b>Infrastructure improvements will encompass a range of site-specific and local topics, but will also include cross-boundary issues such as highway improvements, particularly on the strategic road network.</b> The types of infrastructure required <del>are likely to</del> <b>are set out in the IDP, and</b> include:”	To reflect NPPF paras 21,31,4143, 156,175 regarding infrastructure delivery and charging mechanisms  Changes recognise and seek to address potential barriers to investment in infrastructure terms and the known A64 highway concern, but also more general capacity issues.	N
PC6.64	CP8	Policy CP8 amended as set out in appendix 9	To reflect NPPF paras 21,31,4143, 156,175 regarding infrastructure delivery and charging mechanisms  Changes recognise and seek to address potential barriers to investment in infrastructure terms and the known A64 highway concern, but also more general capacity issues.  CIL mechanism is set out more clearly - appropriate to the high level Core Strategy and sets out the intention to	<b>YES</b>

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
			develop a charging schedule in a forthcoming DPD.	
	<b>CP9</b>			
PC6.65	Figure 12	Amend title to read “Indicative Employment Land Distribution”		N
PC6.66	Para 6.13	Insert new paragraph after Figure 12 as follows: “Other than the Strategic Development Site designated in Selby, the precise scale and location of smaller sites in Selby, Tadcaster, Sherburn in Elmet and rural areas will be informed by an up-to-date Employment Land Availability Assessment and determined through a Site Allocation DPD.”	To explain the process of identifying land through a future site specific DPD (local plan) and ensure conformity to the revised Policy CP9 [see below]	N
PC6.67	Para 6.19	Delete second part of sentence from “and additional sustainable employment growth..” and replace with <i>“which is a key growth sector for the District and should be capitalised upon. However there have been very few employment developments within the Tadcaster labour market area and sustained employment growth through further development within</i>	To provide further explanation of evidence base and expectations of the various settlements.	N

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		<i>this area of District should be encouraged.”</i>		
PC6.68	Para 6.20	Insert new paragraph below 6.20 as follows: ‘The Retail Commercial and Leisure Study (2009) identified high levels of vacancy rates within the town centre. The needs of the finance and insurance sector require smaller to medium sized unit space. With the floorspace requirements of this growth sector combined with the high vacancy rates, it is anticipated that there will be a high level of ‘churn’ within the town centre. In addition, the supporting evidence base recognises that existing business stock is older and may not be fit for purpose and that there is a need for additional employment floorspace to meet the needs of a modern economy.’	To provide further explanation of evidence base and expectation of the various settlements.	N
PC6.69	Para 6.21	Add the following after the second sentence: “Employment growth within these sectors is set to continue throughout the plan period. The existing concentration of employment land catering for these sectors could be considered for intensification”  And add “also” before “opportunities to modernise” in the last sentence.	To provide further explanation of evidence base and expectation of the various settlements.	N

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
PC6.70	Para 6.22	<p>Insert two new paragraphs below paragraph 6.22 as follows:</p> <p>‘Sherburn has recent history of employment growth in the manufacturing and distribution sectors. Whilst manufacturing is set to decline, there is evidence in the Local Economic Assessment that historically Selby District has not been as badly affected as elsewhere in the region or nationally. The distribution sector is set to continue to expand and recent market conditions indicate that Sherburn is well placed to benefit from this growth.</p> <p>Existing Distribution Units at Sherburn have been built to the requirements of this sector, requiring large storage spaces and access for numerous HGVs. The nature of this sector is therefore ‘land hungry’ and any future allocations may need to take these needs into consideration.”</p>	To provide further explanation of evidence base and expectation of the various settlements.	N
PC6.71	Para 6.25	<p>Insert new heading “Rural Diversification” and insert new paragraph below para 6.25 as follows:</p> <p>‘While most employment opportunities are concentrated in the three towns, the rural</p>	Text moved from deleted CP10 text and added to revised CP9 text as a consequential change for the deletion of CP10 and amendment to CP9 to ensure consistency with NPPF	<b>YES?</b>

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
		nature of Selby District also gives rise to a scattered distribution of settlements and associated employment opportunities.'		
PC6.72	Para 6.25	<p>Insert new paragraph below paragraph 6.25 as follows:</p> <p>'While it is important that economic growth is concentrated on Selby and the Local Service Centres, it is also important that opportunities are provided in rural locations to maintain the viability of rural communities and to reduce the need to travel. This could include the redevelopment of existing businesses, the redevelopment or re-use of rural buildings for suitable employment purposes, as well as farm diversification activities. Proposals for appropriate forms of recreation and tourism activity will also be encouraged.'</p>	Text moved from deleted CP10 text and added to revised CP9 text as a consequential change for the deletion of CP10 and amendment to CP9 to ensure consistency with NPPF.	<b>YES?</b>
PC6.73	Para 6.31	<p>Insert new para below para 6.31 as follows:</p> <p>"Employment development outside the Designated Service Villages will be carefully assessed against development management, environmental and highways criteria, with considerable weight attached to safeguarding the character of the area and</p>	Text moved from deleted CP10 text and added to revised CP9 text as a consequential change for the deletion of CP10 and amendment to CP9 to ensure consistency with NPPF	<b>YES?</b>

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
		minimising the impact on existing communities. Proposals within Green Belt will need to comply with national Green Belt policy and Policy CPXX”		
PC6.74	CP9	Redraft policy as set out in Appendix 10	To ensure meeting identified needs and plan is aspirational but realistic – paragraph 154 of NPPF and plans should be deliverable paragraph 173  In addition to accord with:  Paragraph 20 - meet needs of business in 21 <sup>st</sup> century  Paragraph 22 -avoid protection of employment sites  Para 25 - small scale rural offices  Paragraph 28 – supporting a prosperous rural economy	<b>YES</b>
	<b>CP10</b>			
PC6.75	Para 6.32 -6.37	Delete text	To ensure consistency with NPPF – part of text moved to CP9 reasoned justification (see above) as Policy CP9 amended to cover wider rural issues.	<b>YES</b>
PC6.76	CP10	Delete CP10	To ensure consistency with NPPF - see also above as Policy CP9 amended to	<b>YES</b>



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			cover wider rural issues.	
	<b>CP11</b>			
PC6.77	CP11	Add the following text after “facilities to serve” in the last line of CP11 (A): “the day-to-day needs of existing communities and”	Widen scope to meet requirements of NPPF for promoting the rural economy - that proposed services will be received positively in order to create a strong sustainable community.  Paragraph 70 (2) – communities abilities to meet day-to-day needs	N
	<b>CP12</b>			
PC6.78	Para 7.31	Add new paragraph after para 7.31 as follows:  “Despite the Core Strategy approach to reduce the need to travel, it is inevitable that some travel will always occur. Wherever possible, modern technology should be incorporated in to developments to reduce the impacts of development. Most recently the availability of electric cars means that charging points will become more widespread, and provision of these or other new technologies is encouraged.”	To provide explanatory text for new elements of CP12 (see below)	N
PC6.79	CP12	Delete first sentence of part A and replace	Re-word of Policy CP12 Part A to refer to	<b>YES</b>

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
		with <b>“To achieve sustainable development, the Council will:”</b>	general support for sustainability principles in all developments, not just in relation to climate change to more closely reflect intentions of NPPF.	
PC6.80	CP12	Add “land of lesser environmental value” after “Give preference to” in Criterion (b)	To ensure consistency with Para 17 of NPPF	N
PC6.81	CP12	Add new criterion to Part A: “f) Ensure development proposals respond to land characteristics to minimise risks of erosion, subsidence and instability, and to exploit opportunities for reclamation and reinstatement of contaminated land.”	Generally consistent with NPPF but needs amending to incorporate reference to: Paragraph 120 – development appropriate to its locations – re pollution risks, land instability for example.	N
PC6.82	CP12	Add the following text to the end of criterion (f) in Part B “and facilitate advances in travel technology such as Electric Vehicle charging points;”	Generally consistent with NPPF but needs amending to incorporate reference to: Paragraph 35 – sustainable transport – best available technologies Paragraph 35 – promote sustainable transport modes / incorporate facilities for charging plug-in and other ultra-low emission vehicles	<b>YES</b>

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
	<b>CP14</b>			
PC6.83	Para 7.56	Amend 7.56 by adding the following after the first sentence: “The SADPD will consider whether it is appropriate, based on further evidence, to identify suitable areas for renewable and low carbon sources.”	To ensure consistency with NPPF Paragraph 97 - consider identifying suitable areas for renewable and low carbon energy sources, and support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning.	<b>YES</b>
PC6.84	CP14	Add “and supporting infrastructure “after ‘energy generation’ in line 2 of Policy CP14.	To ensure consistency with NPPF paragraph 97.	N
PC6.85	CP14	Add the following text after ‘development proposals’ in line 3 OF CP14: “fall within any identified suitable areas for renewable and low carbon energy sources which may be designated in future Local Plan documents or Neighbourhood Plans and”	To ensure consistency with NPPF Paragraph 97 - consider identifying suitable areas for renewable and low carbon energy sources, and support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning.	<b>YES</b>
PC6.86	CP14	And new section at end of Policy CP14 to read: “In areas affected by Green Belt, applicants must demonstrate very special	To ensure consistency with NPPF Paragraph 91	<b>YES</b>

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
		circumstances if projects are to proceed and proposals must meet the requirements of Policy CPXX and national Green Belt policies “		
	<b>CP15</b>			
PC6.87	CP15	Delete “Selby” from 3 (d)”	To future proof the plan in the event that the Selby BAP is replaced by another local document.	N
PC6.88	CP15	Add “areas of tranquillity, public rights of way and access,” after ‘locally distinctive landscapes’ in criterion 5.	To ensure more closely reflects NPPF: Paragraph 76 – local green space Paragraph 123 - areas of tranquillity Paragraph 75 - public rights of way and access	<b>YES</b>
PC6.89	CP15	Delete ‘Selby’ and insert “local” before ‘BAP’ in criterion 6.	To future proof the plan in the event that the Selby BAP is replaced by another local document.	N
PC6.90	CP15	Split criterion 7 into 2 criteria and amend to read: <b>7. Ensuring that new development protects soil, air and water quality from all types of pollution.</b>	To ensure more closely reflects NPPF: Paragraph 109 - preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable	N

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
		<b>8. Ensuring developments minimise energy and water consumption, the use of non-renewable resources, and the amount of waste material.</b>	levels of soil, air, water or noise pollution or land instability	
PC6.91	CP15	Add new criterion 9 as follows: “Steering development to areas of least environmental and agricultural quality.”	To ensure more closely reflects NPPF: Paragraph 110 allocate land of least environmental quality Paragraph 112 – use of poorer quality agricultural land in preference to higher quality.	N
	<b>CP16</b>			
PC6.92	Para 7.71	Add “that people want to live in” at the end of the 1 <sup>st</sup> sentence.	To ensure more closely reflects NPPF Paragraphs 56 to 68 – requiring good design and places to meet the needs of the community.	N
PC6.93	Para 7.74	Add “to create places where people can meet and socialise” at the end of the paragraph.	To ensure more closely reflects NPPF Paragraphs 56 to 68 – requiring good design and places to meet the needs of the community.	N
PC6.94	Para 7.77	Amend the 2nd sentence to read:	To ensure more closely reflects NPPF Paragraphs 56 to 68 - seeking positive	N

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
		<p>“These <b>and any future Design Codes</b> <del>planning documents</del> give advice and guidance to anyone who is considering any form of development <del>in the village</del> no matter how large or small.”</p>	improvements in design through appropriate design codes	
PC6.95	Para 7.77	Delete ‘VDSs’ and replace with “documents” in the 4th sentence.	To ensure more closely reflects NPPF Paragraphs 56 to 68 - seeking positive improvements in design through appropriate design codes, which is wider than just Village Design Statements.	N
PC6.96	Para 7.77	<p>Add new paragraph after 7.77 to read:</p> <p>“The quality of design in its local context is more important than relying on a minimum housing density figure to benchmark development. Development should make the best and most efficient use of land, but it should also provide choice and variety that reflects up to date housing needs surveys (and other such evidence) and considers the quality of the local environment. Therefore the Council does not propose to set a development density figure in this strategic plan, but may identify particular design requirements including indicative densities as part of DMDPD and /or specific</p>	To set out the Council’s approach regarding development density in accord with Paragraph 47 of the NPPF.	<b>YES?</b>

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
		allocations in the SADPD.”		
PC6.97	Para 7.80	Add “, particularly through active frontages, inclusion of natural surveillance, and distinctions between public and private spaces” after ‘reduced fear of crime’ at the end of the second sentence.	To encourage people-friendly places in accord with the thrust of the NPPF.	<b>YES?</b>
PC6.98	Para 7.84	Add new paragraph after 7.84 as follows: “The Council is a partner in the York Design Review Panel in cooperation with neighbouring authorities to consider the design qualities of major development proposals. At a more local level, the Council also offers pre-application discussions which includes design advice.”	To ensure consistency with NPPF para 62 - local planning authorities should have regard to the recommendations from the design review panel	N
PC6.99	CP16	Amend to policy as set out in appendix 11	To take account of following: <ul style="list-style-type: none"> <li>• Seeking positive improvements in design / replacing poor design with better design</li> <li>• Promoting opportunities for meetings</li> <li>• Strong community centres</li> <li>• Active street frontages and mixed use</li> </ul> To ensure more closely reflects NPPF Paragraphs 56 to 68 – requiring good	<b>YES</b>

Proposed Change No.	Policy / Paragraph / Section	Proposed Change	Explanatory Notes	Main Mod?
			<p>design and:</p> <p>Paragraph 16 -place to meet the needs of the community</p> <p>Paragraph 9 - seeking positive improvements in the quality of the built, natural and historic environment - replacing poor design with better design</p> <p>Para 109 - preventing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of pollution / land instability</p>	
PC6.100	Chapter 8	Any consequential updates to targets and indicators.	To ensure consistency to reflect changes to policies above.	N
	<b>Appendices</b>			
PC6.101	Appendix 1	Consequential amendment to reflect changes at CP1, CP3 and associated text above.	To reflect Paragraph 111 of NPPF – consider need for locally derived PDL target	N



## **APPENDICES**

**(see separate document)**

Appendix 1	New Neighbourhood Plan text in chapter 1
Appendix 2	DTC new text to chapter 2
Appendix 3	New text and Policy LP1 presumption in favour of sustainable development and text
Appendix 4	Revised text and Policy CPXX
Appendix 5	Amended paragraph 5.28 re windfalls
Appendix 6	Amended boundary of CP2A
Appendix 7	Revised paragraphs and Policy CP3
Appendix 8	Revised paragraphs and Policy CP7
Appendix 9	Revised paragraph and Policy CP8
Appendix 10	Revised Policy CP9
Appendix 11	Revised Policy CP16