

**Selby District Council**

**CS/CD64a**

**Part 2 NPPF Compliance Statement  
Whole Core Strategy**

**Appendix 1      Tabular assessment of the SDCS policies (as amended) against the NPPF  
guidance.**

**7 June 2012**



**Appendix 1**

<b>SDCS policy</b>	<b>NPPF paras</b>	<b>Comments/issues</b>	<b>Assessment / Any changes needed?</b>	<b>Proposed change</b>
<b>Chapter 1</b>				
Chapter 1 introduction	NPPF as a whole is in favour of sustainable development.	The SDCS aims to deliver sustainable development and has strong links within other strategies eg community strategy, on health and well-being, an aims to promote mitigation against climate change, promote sustainable transport and minimise impact through flood risk assessments, Sustainability Appraisal and HRA.	<b>Consistent</b>	<b>N</b>
Chapter 1 Introduction	Para 55 rural housing sites might be identified through neighbourhood plans Para 69. ....and should facilitate neighbourhood planning Paras 183 – 185 - Plan making - Neighbourhood Plans	Need to add in general reference to facilitating Neighbourhood Plans and relationship between the Local Plan, Neighbourhood Plans and DPDs and SPDs.	Need to include Neighbourhood Plans	<b>Y</b> Amend Figures and text to reflect new planning documents. Add new paragraphs (Para 1.5) regarding neighbourhood plans

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Chapter 1	71. Local planning authorities should take a positive and collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.	Need reference to Community Right to Build Order	Worth including something at start of plan alongside NPs as a catch all.	<b>Y</b> Add new text to refer to Community Right to Build with Neighbourhood Plans REVIEW Figure 1
Chapter 1	As a whole / general		Should include references to Local Plan not LDF  Also references to latest legislation	<b>Y</b> Consequential changes to paras to refer to Localism Act 2011 and TCPA 2004 Update Fig 1 - The LDF folder  Update policy context including Fig 3 PPSs to NPPF  Amend text at para 1.23 regarding new planning system and review of Core Strategy
Chapter 1		In the light of unforeseen changes and updates to:		<b>Y</b>

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		<ul style="list-style-type: none"> <li>• government departments</li> <li>• other organisations</li> <li>• legislation / guidance</li> <li>• strategies and plans</li> </ul> <p>it is necessary to ensure that the SDCS incorporates text that provides that reference to particular organisations/documents should be read as meaning and any successor or replacement or updated version of the same applies.</p>		Add new paragraph to explain that SDCS references to particular organisations/documents should be read as meaning any successor or replacement or updated version of the same applies.
<b>Chapter 2</b>				
Chapter 2 Key issues and challenges	NPPF para 17 twelve planning principles NPPF taken as a whole	Identifies key assets, opportunities, constraints, local character, roles of settlements, district and place portraits.  Specific needs of Selby District <ul style="list-style-type: none"> <li>• meeting development needs</li> <li>• moderating unsustainable</li> </ul>	<b>Consistent</b>	<b>N</b>

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
		<p>travel patterns</p> <ul style="list-style-type: none"> <li>• concentrating growth in Selby area</li> <li>• providing affordable housing</li> <li>• developing and strengthening the economy</li> <li>• targeting efforts in areas of greatest need</li> <li>• working with community</li> <li>• developing sustainable communities</li> <li>• developing 3 market town and surrounding rural areas</li> <li>• improving the image of the area</li> <li>• environmental enhancement</li> <li>• protection of natural habitats and landscapes</li> </ul>		

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		<ul style="list-style-type: none"> <li>• adding to and strengthening GI</li> <li>• energy</li> <li>• job creation</li> <li>• flooding</li> </ul>		
<b>Chapter 3</b>				
Chapter 3 Vision, aims and objectives	<p>Para's 6.-10. achieving sustainable development 12 principles in para 17.</p> <p>Paragraph 156 of the NPPF states that "Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver...the homes and jobs needed in the area".</p> <p>Para 111 - Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.</p>	<p>Vision, Aims and Objectives provide a clear direction for development in Selby District over the plan period in line with 12 planning principles</p> <p>Paragraph 3.3 of the SDCS in particular states that the Council wishes to ensure that future development is sustainable.</p> <p>Paragraph 3.4 of the SDCS states that in order to deliver the vision in a sustainable manner the SDCS pursues a number of strategic aims and objectives to guide the location, type and design of new development</p> <p>The aims include for example,</p>	<b>Consistent</b>	<b>N</b>

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		<p>establishing the spatial context for meeting the housing, economic, recreational, infrastructure and social needs of Selby District.</p> <p>The SDCS contains some 17 objectives, (which are reflected in the core policies) of the SDCS and include for example, (1) enhancing the role of the three market towns as accessible service centres; (2) supporting rural regeneration; (3) concentrating new development in the most sustainable locations, where reasonable public transport exists, and taking full account of local needs and environmental, social and economic constraints; (6) locating development in areas of lowest flood risk; (7) promoting the efficient use of land including re-use of existing buildings and previously developed land for appropriate uses in sustainable locations; (8) minimising the</p>		

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		need to travel; and (9) developing the economy.		
Chapter 3 Vision, Aims and Objectives	Para 69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.....Planning policies and decisions, in turn, should aim to achieve places which promote: .....opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;	Core Strategy does not specifically promote some of these elements.	Opportunity to supplement Aims and Objectives to ensure fully reflect terminology used in NPPF re planning for people not just places and strengthen design policy.	<b>Y</b> 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.”
Chapter 3 Vision, Aims and Objectives	Para 156. Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver: <ul style="list-style-type: none"> <li>• the provision of infrastructure for</li> </ul>	SDCS Objective 10 = promoting and enhancing infrastructure ensuring additional provision is made to meet changing requirements and support new development	Strategic priorities covered but need to strengthen CP8 in compliance with NPPF	<b>Y</b> Amend CP8 to ensure new infrastructure is required and add reference to CIL including in supporting text (amend



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	<p>transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</p> <ul style="list-style-type: none"> <li>• the provision of health, security, community and cultural infrastructure and other local facilities; and</li> </ul> <p>162. Local planning authorities should work with other authorities and providers to:</p> <ul style="list-style-type: none"> <li>• assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and</li> </ul>	<p>Infrastructure Delivery Plan evidence / consultation with stakeholders haven't identified particular needs which need strategically planning for.</p> <p>Any issues arising out of new development will be dealt with through SADPD/ CIL</p>		<p>paras 5.120 – 5.126)</p> <p>Also highlighting cross boundary infrastructure issues.</p>

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	<ul style="list-style-type: none"> <li>take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.</li> </ul>			
Chapter 3	11. to 16. Presumption in favour of sustainable development		Need to include policy.	<b>Y</b> New policy as set out in new LP1.
<b>Chapter 4</b>				
Chapter 4 Spatial Development Strategy	<p>6.-10. achieving sustainable development</p> <p>12 principles in para 17.</p> <p>Paragraph 151 of the NPPF requires that "Local Plans must be prepared with the objective of contributing to the achievement of sustainable development."</p>	<p>Chapter 4 of the SDCS sets out the Spatial Development Strategy which establishes the settlement hierarchy most appropriate to local circumstances which will be used to guide future development.</p> <p>Paragraphs 4.15 – 4.29 of the SDCS in particular describe the roles and strategy for each of the layers of the hierarchy</p> <p>Paragraphs 4.30 - 4.41 of the SDCS set out that in addition to</p>	<b>Consistent</b>	<b>N</b>

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
		<p>these specific geographical priorities and strategy, that other locational factors/principles will also influence the allocation of sites in DPDs and consideration of development proposals. These include:</p> <p>(a) PDL - high priority to previously developed land where this can be done without compromising other over-riding sustainability considerations and housing delivery.</p> <p>(b) Flood Risk - the application of the sequential tests when identifying land for development.</p> <p>(c) Accessibility - the importance of new development being accessible by modes of transport other than the private car and where the need to travel is minimised.</p> <p>(d) Green Belt</p> <p>(e) Character of Individual Settlements – safeguarding of</p>		

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		strategic countryside gaps		
Chapter 4	-	Consequential amendments.	-	Update references to national policy throughout
CPXX Green Belt	-	Already considered as part of NPPF Compliance Statement Part 1.	<b>Consistent</b>	<b>N</b>
CP1 Spatial Development Strategy	<p>6.-10. achieving sustainable development</p> <p>12 principles in para 17.</p> <p>Paragraph 151 of the NPPF requires that “Local Plans must be prepared with the objective of contributing to the achievement of sustainable development.”</p> <p>95. To support the move to a low carbon future, local planning authorities should:</p> <ul style="list-style-type: none"> <li>plan for new development in locations and ways which reduce greenhouse gas emissions;</li> </ul> <p>100. Inappropriate development in areas at risk of flooding should be</p>	<p>Policy CP1 of the SDCS sets out the broad policy framework for delivering the spatial development strategy and that the location of future development in Selby District will be based on a number of principles. For example the majority of new development will be directed to the towns and more sustainable villages depending on their future role as employment, retail, and service centres, the level of local housing need and particular environmental, flood risk and infrastructure constraints.</p> <p>Policy CP1 and the spatial development strategy as set out</p>	<p><b>1. Generally Consistent</b></p> <p>2. Amendments to ensure wording more closely reflects NPPF.</p> <p>3. ‘preferably for employment uses’ in para 4.29 and CP1 (A)(b) remains consistent with NPPF because: supported by Para 28 which says “planning policies should support economic growth in rural areas in order to create</p>	<p>1. <b>N</b></p> <p>2. <b>Y</b></p> <p>3. <b>N</b></p> <p>4. <b>Y</b> Change “exceptional” to “special” at end of CP1 part A part (c) to ensure reflects wording in NPPF And add new text in light of para 55</p> <p>5. <b>Y</b> delete Part C from CP1 and amend para 4.33 and review Appendix 1 (PDL trajectory)</p>

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	<p>avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment ..... Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change</p> <p>111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land</p> <p>55. To promote sustainable development in rural areas, housing</p>	<p>in the SDCS are consistent with the NPPF policy for promoting sustainable development taking into account relevant locational principles.</p>	<p>jobs and prosperity by taking a positive approach to sustainable new development”</p> <p>Also Para 51 says “LPAs...should normally approve planning applications for change to residential use and any associated development from commercial buildings.....where there is an identified need for additional housing in that area, <u>provided that there are not strong economic reasons why such development would be inappropriate</u>”</p> <p>4. isolated homes in</p>	

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	<p>should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.</p> <p>Para 55 – LPAs should avoid new isolated homes in the countryside unless there are special circumstances such as :</p> <ul style="list-style-type: none"> <li>• essential need for rural workers</li> <li>• optimal viable use of heritage asset..</li> <li>• re-use of redundant or disused buildings and lead to enhancement</li> <li>• exceptional quality or innovative nature of design</li> </ul>		<p>the countryside will be assessed against para 55 of NPPF – see bullet points</p> <p>5. SDC may set a locally appropriate target for the use of brownfield land based on local evidence (also CP3)</p> <p>But because of difficulty in planning for PDL on windfalls and not intention to restrict development sites if PDL targets not being met – contrary to pro-growth agenda then propose to change ‘target’ to ‘indicator’ and remove from policy and insert as text only.</p> <p>(also see CP3 below)</p>	

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	<p>51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.</p>	<p>CP12 gives preference to re-use, best use and adaption of existing buildings</p> <p>Otherwise outside scope of Core Strategy</p>		<p><b>N</b></p>
CP1	<p>Para 54 – plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where</p>	<p>Need to cross refer to Policy CP6 (rural housing exceptions sites) in Part A, Part (c) of CP1 to avoid “affordable housing” being</p>		<p><b>Y</b></p> <p>Insert “(which meets the provisions of Policy CP6)” after “affordable housing”</p>

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	appropriate	generally acceptable in the countryside.		in Part (c) of Part A of Policy CP1
CP1	-	-	-	<b>Y</b> Consequential update to PPS25 ref in Part B of Policy CP1
CP1A Management and Residential Development in Settlements (including paras 4.42 – 4.49)	12 principles in para 17 Re-use of land Para 111 - Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Para 47 - Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future	NPPF reiterates revised PPS3 which excludes garden land from PDL definition, so CP1A remains consistent CP1A is SDC discretionary policy CP1A seeks to achieve intentions of para 55	<b>Consistent</b>	<b>N</b>



SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>trends, and should not include residential gardens.</p> <p>53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area</p> <p>55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p>			
<b>Chapter 5</b>				
Chapter 5 Creating Sustainable Communities	<p>6.-10. achieving sustainable development</p> <p>12 principles in para 17.</p> <p>Paragraph 151 of the NPPF requires that “Local Plans must be prepared with the objective of contributing to the achievement of sustainable development.”</p>	<p>Chapter 5 of the SDCS sets out the policies to achieve ‘creating sustainable communities’.</p> <p>Paragraphs 5.1 – 5.28 of the SDCS set out the context and summarise how the amount and distribution of new housing has been determined through the Core Strategy process.</p>	<b>Consistent</b>	<b>N</b>

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<p>CP2 The Scale and Distribution of Housing (including paras 5.1 – 5.28)</p>	<p>14. positively seek to meet development needs Objectively assessed needs Sufficient flexibility Unless adverse impacts outweigh benefits or specific NPPF policies indicate development should be restricted</p> <p>17. up to date, cooperate larger than local issues</p> <p>Proactively drive and support development to deliver homes business and industrial units, infrastructure</p> <p>Objectively identify and meet needs of an area, take account of market signals, clear strategy for identifying enough land suitable for development</p> <p>Take account of different roles and character of different areas, promoting vitality of main urban</p>	<p>1. Already assessed in Part 1 NPPF Compliance Statement – The 3 Topics and not repeated here.</p> <p>2. Introduction of contingency / Plan B for Tadcaster provides flexibility – see CP3</p> <p>3. Windfalls and housing supply / delivery not part of targets. Amendments needed to SDCS para 5.28 for clarity.</p> <p>4. Considered amendment to CP2 to cross refer to possibility of using market housing on rural exception sites (see also CP6 below) but that would be covered by Parts D and E of CP2 in any case so no change required.</p>	<p><b>1. Generally Consistent</b></p> <p><b>2.</b> “sufficient flexibility” and deliverability element concerning Tadcaster CP3 changes Consistent with flexibility, deliverability aspirational and realistic</p> <p><b>3.</b> add explanation of how dealing with windfalls in light of debate at EIP and NPPF</p> <p><b>4.</b> PARA 55 market housing on rural sites see also CP6</p>	<p><b>1. N</b></p> <p>2. Revised CP2 provides explanation in table and cross refers to revised CP3 regarding delivering sites in locations other than Tadcaster subject to triggers and criteria</p> <p>3. Amend para 5.28 to clarify approach to windfalls in light of April EIP debate.</p> <p>4. See changes to text in CP6.</p> <p>Consequential further proposed changes in the light of deletion of phasing from 5<sup>th</sup> Set changes and consequential change to trajectory Fig 9</p>

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	<p>areas, protecting green belt, allocate land of lesser environmental value where consistent with other policies</p> <p>Encourage re-use of land</p> <p>Promote mixed use</p> <p>Actively manage fullest possible use of public transport, walking and cycling</p> <p>Take account of and support local strategies for health social and cultural well-being – deliver sufficient community and cultural facilities</p> <p>Para 16 – neighbourhood plans</p> <p>Paragraph 50 To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community</p> <p>Paragraph 100 Inappropriate</p>			

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	<p>development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, ..... Local Plans should be supported by Strategic Flood Risk Assessment ..</p> <p>59. Local planning authorities should have a clear understanding of housing needs in their area.</p> <p>..meets household and population projections, taking account of migration and demographic change;</p> <p>..addresses the need for all types of housing, and</p> <p>..caters for housing demand and the scale of housing supply necessary to meet this demand;</p> <ul style="list-style-type: none"> <li>• prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land</li> </ul>			

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	<p>Windfalls paragraph 48 – LPAs may make an allowance for windfalls in the 5 year supply if there is compelling evidence .....</p> <p>NPPF is silent on phasing</p>			
<p>CP2A Olympia Park Strategic Development Site</p> <p>(including paras 5.29 – 5.39)</p>	<p>21. set criteria or identify strategic sites for local and inward investment to meet anticipated needs over plan period</p>	<p>-</p>	<p><b>Consistent</b></p>	<p><b>N</b></p>
<p>CP3 Managing Housing Land Supply</p> <p>(including paras 5.42 – 5.55)</p>	<p>There is no specific guidance in the NPPF about monitoring para 154 plans should be aspirational but realistic</p> <p>Para 8 - the planning system should play an active role in guiding development to sustainable solutions</p> <p>Para 14 - plan making means that LPAs should positively seek</p>	<p>1. Already assessed in Part 1 NPPF Compliance Statement.</p> <p>Revised Policy CP3 consistent with the NPPF</p> <p>More about implementation / delivery rather than LP policy</p> <p>2. BUT new approach to contingency / Plan B</p> <p>3. 5 year land supply plus buffer</p>	<p>1. Generally consistent</p> <p>2. revised wording to CP3 introduces redistribution of development through phased sites to other settlements if Tadcaster doesn't deliver - consistent with ensuring</p>	<p><b>1. N</b></p> <p>2. Flexibility, deliverability, aspirational but realistic – in other settlements to meet Tadcaster's if it fails to deliver.</p>

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	<p>opportunities to meet the development needs of their area and local plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change</p> <p>Para 47- requires that LPAs</p> <ul style="list-style-type: none"> <li>• use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area</li> <li>• 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% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to</li> </ul>	<p>to be referenced in text.</p> <p>4. SDC may set a locally appropriate target for the use of brownfield land based on local evidence (also CP1)</p> <p>5. Approach to housing density - CS does not provide specific densities - more appropriate for SADPD / DMDPD.</p>	<p>aspirational but realistic plan</p> <p>3. Need to refer to 5 yr land supply plus buffer.</p> <p>4. Because of difficulty in planning for PDL on windfalls and it is not the intention to restrict development sites if PDL targets not being met, this is contrary to pro-growth agenda. Propose to change 'target' to 'indicator' and remove from policy and insert as text only (also CP1).</p> <p>5. Housing density – include reference in Core Strategy which defers to SADPD but overall principle is better use of land /</p>	<p>3. <b>N</b> no change required to policy but amend text to refer to 5 year land supply and buffer.</p> <p>4. <b>Y</b> delete original Part C from CP3 and amend paras 5.43 – 5.55 and review Appendix 1 PDL trajectory to refer to indicator not target</p> <p>5. <b>Y</b> regarding approach to density - add text to 7.77 and expand CP16</p>

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	<p>provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;</p> <ul style="list-style-type: none"> <li>• identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;</li> <li>• for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and</li> <li>• set out their own approach to housing density to reflect local circumstances.</li> </ul> <p>Para 111 - Local planning authorities may continue to consider the case for setting a locally appropriate</p>		<p>more efficient use of land but balance with design aspects in CP16 criterion (a)</p>	

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	target for the use of brownfield land.			
CP4 Housing Mix (including paras 5.56 – 5.70)	<p>Para 50 affordable housing is needed and set policies that are flexible and take account of changing market conditions over time.</p> <p>Para 159 LPA's should have a clear understanding of housing need from their SHMA, identify a range of tenures and take account the needs of the local population...</p>	<p>The policy specifies that the most up to date SHMA should be used at the time a decision is made. The policy is flexible to consider changes in evidence and market conditions over the lifetime of the plan.</p>	<b>Consistent</b>	<b>N</b>
CP5 Affordable Housing (including paras 5.71 – 5.94)	<p>Para 50. LPAs should plan for a mix of housing; identify the size, type, tenure and range required in particular locations; and where they have identified that affordable housing is needed, set policies for meeting this need on site unless off-site provision or a financial contribution broadly equivalent value can be robustly justified.</p> <p>Such policies should be sufficiently flexible and take account of changing market conditions over time.</p>	<p>SHMA identifies that there is a high level of affordable housing need in the District.</p> <p>DTZ Viability assessment notes that the testing was undertaken during an unstable economic climate and that at the peak 40% is viable. The evidence and policy is flexible to account to market conditions and recognises it is a target.</p> <p>SDCS refers to the definition used in national policy at para 5.80 (PC3.8)</p>	<p><b>Consistent</b></p> <p>Policy is flexible and take account of changing market and provides clear indication –</p> <p>Calculation of actual amount of Affordable Housing or commuted sum matter of negotiation – further guidance will be provided through an</p>	<b>N</b>



SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>Para 154 only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan</p> <p>Para 205 Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.</p> <p>Definition of affordable housing is set out in Glossary of NPPF.</p>		<p>Affordable Housing SPD – can't be determined through strategic level CS – must be left for future detail to assist implementation</p> <p>SDCS defers to NPPF for definition of affordable housing and is therefore consistent.</p>	
<p>CP6 Rural Housing Exception Sites (including paras 5.95 – 5.98)</p>	<p>NPPF definition in Glossary: Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by</p>	<p>1. Need to incorporate the NPPF definition into the SDCS to ensure that Rural exception sites are small scale and meet the needs of the local community</p> <p>2. 3000 population threshold in identified in CP6, this is based on</p>	<p>1. Requires amendments to text to explain that the local need should be identified from a local survey to meet local community's needs as an exception and</p>	<p>1. <b>Y</b> Amend text to incorporate the NPPF definition of Rural Exception Sites.</p> <p>2. <b>Y</b> Delete first part of line 1 of policy CP6 to remove reference to 3000</p>

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	<p>accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.</p> <p>Para 54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.</p>	<p>PPS3. 3000 threshold is no longer in NPPF</p> <p>3. CP6 only allows 100% AH and not cross-subsidised schemes. Supporting text (para 5.97) ref to allocating Rural exception sites in future.</p>	<p>include NPPF definition.</p> <p>2. There is no reference to 3000 population threshold in NPPF so delete ref to 3000. This will mean that Rural Exceptions policy applies across all settlements in District.</p> <p>3. Prior to NPPF not able to consider allowing some market housing to bring forward AH. Not appropriate to include as a strategic policy now because of lack of local evidence base to justify its inclusion at this time.</p> <p>SADPD and/or DMDPD will consider</p>	<p>3. <b>Y</b> A strategic policy is not absolutely necessary and will be more properly considered and consulted on as an option in SADPD / DMDPD.</p> <p>Not justified to add one now but add text to explain our position on market/AH mixed Rural exception sites and consequential amendments to Paras 5.95 – 5.98 in the light of the above changes.</p>

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
			whether to introduce such a policy – in the meantime the NPPF says that small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.	
CP7 The Travelling Community (including paras 5.99 – 5.109)	Whole of the travellers policy	Current policy in SDCS is detailed for DM purposes because of the lack of national guidance previously.  New national policy provides detailed guidance so CP7 can be amended to a strategic level and provide flexibility to meet future identified needs. It should also refer to windfalls meeting national policy requirements.	-	<b>Y</b> Delete whole section (paras 5.99 – 5.109) and Policy CP7 and replace with new text and policy.
CP8 Access to Services,	12 principles para 17 –	Para 5.126 of the SDCS lists all the relevant types of	<b>Generally consistent</b> but need	<b>Y</b> Amend CP8 see new wording.

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
<p>Community Facilities, and Infrastructure (including paras 5.110 – 5.126)</p>	<p>Take account of and support local strategies for health social and cultural well-being – deliver sufficient community and cultural facilities</p> <p>156. Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:...</p> <ul style="list-style-type: none"> <li>• the provision of health, security, community and cultural infrastructure and other local facilities</li> </ul> <p>Para 173 re sites and scale of development should not subject to such a scale of obligations and policy burdens that their ability to be delivered is threatened</p> <p>Para 175 where practical CIL charges should be worked up and tested alongside LP</p> <p>Para 177 re district wide costs for planned infrastructure - infrastructure and development policies should be planned at same</p>	<p>infrastructure which may be required.</p> <p>Covered in strategic terms –IDP hasn't identified any show stoppers in terms of scale but sites in future and through SADPD may identify future issues.</p> <p>Add specific references to charging mechanisms/CIL.</p>	<p>further text to reflect NPPF.</p> <p>Make it clear developers are funding infrastructure as appropriate.</p> <p>Add cross-boundary issues.</p>	<p>Amend para 5.123 to refer to CIL</p> <p>[See also comments on infrastructure above]</p>

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	time in LP			
<b>Chapter 6</b>				
CP9 Scale and Distribution of Economic Growth (including paras 6.1 – 6.31)	<p>18. commitment to economic growth through planning system</p> <p>19. sufficient weight to support economic growth</p> <p>20. plan proactively to meet development needs</p> <p>21. address barriers to development e.g. poor environment and infrastructure – set clear economic vision and strategy encourages sustainable economic growth</p> <p>set criteria or identify strategic sites for local and inward investment to meet anticipated needs over plan period</p> <p>Support existing business sectors and plan for new and emerging sectors -flexible to accommodate needs and allow rapid response to changes in econ circumstances</p> <p>Plan positively for knowledge driven, creative, high tech industries</p>	<p>Olympia Park is a strategic employment site.</p> <p>Identified key sectors in ELR10 and an up to date assessment of employment need, but need further assessment of sites prior to SADPD.</p> <p>Directs new development to main towns to get best opportunity for infrastructure improvements.</p> <p>Infrastructure Delivery Plan – SDCS highlights issues e.g. Sherburn – tackle in SADPD</p> <p>CP9 currently refers to safeguard allocated sites – but this is contrary to NPPF para 22 – add text “unless there is no reasonable prospect of a site being used for that purpose” and add some text to refer to an Strategic Employment Land Availability Assessment prior to SADPD.</p>	<p><b>Generally consistent</b></p> <p>Policy says scale and location of employment allocations will be determined through SADPD but requires some changes to text re delivery of employment land at Tadcaster and further assessment of land availability prior to SADPD.</p> <p>Also minor word change to safeguarding existing employment areas and allocations at criterion (v)</p>	<p><b>Y</b> Add new reasoned justification re evidence base and further work and expectations of delivery.</p> <p>Add to end of criterion (v) - “unless it can be demonstrated that there is no reasonable prospect of a site being used for that purpose”</p> <p><b>Y</b></p> <p>Add text to support wider rural employment development from deleted CP10 (see below)</p>

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>Identify priority areas for econ regeneration, infrastructure, environmental enhancement</p> <p>Para 22 Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.</p> <p>Para 111 - Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.</p> <p>Para 28 support economic growth in</p>	<p>Mine sites – consistent with NPPF para 28 - no change</p>		

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>rural areas – support sustainable growth and expansion of all types of business and enterprise in rural areas both through conversion of existing buildings and well-designed new buildings – support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside.</p> <p>154. Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where.</p>			
<p>CP10 Rural Diversification (including paras 6.32 – 6.37)</p>	<p>Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (28).</p>	<p>Policy CP10 Rural Diversification promotes job creation and prosperity in rural areas with reference to farm diversification. This could be seen as overly</p>	<p>Delete CP10 which is focussed on farm diversification and rural diversification and include section</p>	<p><b>Y</b> Delete text and policy of CP10 and amend CP9 to cover wider rural issues as set out in para 28.</p>

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<ul style="list-style-type: none"> <li>• Support sustainable growth and expansion of all types of business and enterprise in rural areas</li> <li>• Promote development and diversification of agriculture and other land based rural businesses</li> <li>• Support sustainable rural tourism and leisure developments</li> <li>• Promote retention and development of local services and facilities'</li> </ul>	<p>restrictive and detailed in terms of the redevelopment of buildings.</p> <p>NPPF promotes and supports the development of rural economies more widely.</p>	<p>on supporting rural economies within the policy and text of CP9.</p>	
<p>CP11 Town Centres and Local Services (including 6.38 – 6.64)</p>	<p>Set out policies for the management and growth of centres over the plan period (23).</p> <ul style="list-style-type: none"> <li>• Policies to support viability and vitality</li> <li>• Define network and hierarchy of centres</li> <li>• Define extent of town centres and</li> </ul>	<p>CP11 provides an appropriate strategic level policy.</p> <p>RCL09 assessed existing town centre boundaries as identified in SDLP. The findings of study make recommendations of need in the existing boundaries and CP11 of the CS identifies a possible need to extend the</p>	<p><b>Generally consistent</b></p> <p>Widen scope to meet requirements of NPPF for promoting the rural economy – that proposed services will be received positively in</p>	<p><b>Y</b></p> <p>Add text after 'facilities to serve' in the last line of CP11(A):</p> <p>'the day to day needs of existing communities and'</p>



SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>primary shopping areas</p> <ul style="list-style-type: none"> <li>• Promote competitive town centres</li> <li>• Retain and enhance existing markets and create new ones</li> <li>• Allocate a range of sites to meet scale and type of retail etc needed</li> <li>• Set policies for main town centre uses which cannot be accommodated in or adjacent to town centres</li> <li>• Set out policies to encourage residential development on appropriate town centre sites</li> <li>• Where town centres are in decline LPAs should plan positively for their future to encourage economic activity</li> </ul> <p>Para 28 promote retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings,</p>	<p>existing centre/remodel in Sherburn.</p> <p>Primary and secondary frontages have been assessed as part of RCL09 in Selby, Sherburn &amp; Tadcaster. Primary identified in all 3, however the study states there is no requirement for a secondary frontages to be identified in Selby</p> <p>RCLS09 provides some indication of level of new floor space required and issues for the various parts of the District - CP11 provides the appropriate strategic level broad principles for the future development of each of the town centres and other settlements. Future DPDs will provide site specific details SADPD/DM DPD</p> <p>CP11 doesn't specifically encourage housing in town centres as it focusses on main town centre uses but Policy CP1 supports residential uses in the</p>	<p>order to create a strong sustainable community.</p>	

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>public houses and places of worship</p> <p>Para 40 LAs should seek to improve the quality of parking in town centres so that it is convenient safe and secure.</p> <p>Para 70 (2) community abilities to meet day-to-day needs.</p>	<p>towns and further detail may be provided in Development Management DPD (NB current SDLP policies currently perform this function)</p> <p>CP11 Part B (a) would support housing if it met this policy requirement.</p> <p>Part B criterion (b) regarding office uses in town centres remains consistent with NPPF but reference needs changing from PPS4 to NPPF</p>		
<b>Chapter 7</b>				
<p>CP12 Sustainable Development and Climate Change (including paras 7.1 – 7.34)</p>	<p>94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.</p> <p>95. To support the move to a low carbon future, local planning authorities should:...plan for new development in locations and ways which reduce greenhouse gas</p>	<p>Part A and B cover the general climate change issues to meet para 99</p> <p>Part B of CP12 covers most things but not the details such as incorporate facilities for charging plug-in and other ultra-low emission vehicles in Para 35.</p>	<p><b>Generally consistent</b></p> <p>Further text required to reflect NPPF in terms of the inclusion of other new technologies.</p> <p>Re- word CP12 Part A to refer to general support of sustainability</p>	<p><b>Y</b></p> <p>But further amendments regarding land instability and travel technology.</p>

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>emissions;</p> <p>99. Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.</p> <p>35. Plans should protect and exploit opportunities for the use of</p>		<p>principles in all developments, not just in relation to climate change to more closely reflect intentions of NPPF.</p> <p>Reference to development appropriate to its locations – re pollution risks, land instability for example.</p>	

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to</p> <ul style="list-style-type: none"> <li>-accommodate the efficient delivery of goods and supplies;</li> <li>-give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;</li> <li>-create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;</li> <li>-incorporate facilities for charging plug-in and other ultra-low emission vehicles; and</li> </ul> <p>156. Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:...</p> <ul style="list-style-type: none"> <li>• the provision of infrastructure for</li> </ul>			

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</p> <ul style="list-style-type: none"> <li>climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.</li> </ul>			
<p>CP13 Improving Resource Efficiency</p>	<p>17. Core planning principles:</p> <ul style="list-style-type: none"> <li>support the transition to a low carbon future in a changing climate, ..... and encourage the use of renewable resources (for example, by the development of renewable energy);</li> </ul> <p>93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience</p>	<p>Part (a) of CP13 requires 10% low carbon renewable energy on new developments</p> <p>Supplement to PPS1(now replaced) and extant RSS ENV5 said that LPs should require a proportion of energy on new development from low carbon renewable energy – meets RSS and based on RSS evidence – CP13 refers to viability tests.</p> <p>And Part (b) requires the majority</p>	<p><b>Consistent</b> generally with NPPF aims to secure reductions in greenhouse gases and support delivery of low carbon renewable energy and infrastructure</p> <p>Consistent with national standards for Code for Sustainable Homes</p>	<p><b>N</b></p>

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure</p> <p>95. To support the move to a low carbon future, local planning authorities should:...</p> <ul style="list-style-type: none"> <li>• actively support energy efficiency improvements to existing buildings; and</li> <li>• when setting any local requirement for a buildings sustainability, do so in a way consistent with the Governments zero carbon buildings policy and adopt nationally described standards.</li> </ul> <p>96. In determining planning applications, local planning authorities should expect new development to:</p> <ul style="list-style-type: none"> <li>••comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the</li> </ul>	<p>However NPPF does not specify this although para 96 implies that it expects there to be Local plan policies on local requirements for decentralised energy supply and that developers must demonstrate why they can't meet them.</p> <p>Part (c) As amended requires national standards on COSH and BREEAM until replaced by local requirements</p>	<p>and BREEAM</p> <p>Consistent with para 96 on local requirements</p> <p>Seeks to achieve government aims and amended policy requires the above unless a particular scheme would be demonstrably unviable or not feasible</p>	

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	<p>applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and</p> <p>97. To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:</p> <ul style="list-style-type: none"> <li>• have a positive strategy to promote energy from renewable and low carbon sources</li> <li>• design their policies to maximise renewable and low carbon energy development</li> <li>• identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</li> </ul>			
CP14 Low Carbon and	97. LPAs.. should:	PPS22 / PPS1 said LPA could consider areas of search for	Text is generally consistent but could	<b>Y</b>

SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
Renewable Energy	<ul style="list-style-type: none"> <li>• have a positive strategy to promote energy from renewable and low carbon sources;</li> <li>• design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;</li> <li>• consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;</li> <li>• support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and</li> <li>• identify opportunities where development can draw its</li> </ul>	<p>Renewable Energy. Considered at Draft Core Strategy stage but rejected due to lack of local evidence.</p> <p>Para 7.56 sets out that local targets / detailed issues such as siting and design will be considered in future DPD/SPD/guidance – this could include identifying suitable areas but would be helpful to include specific ref to ensure it is fully NPPF compliant.</p> <p>Last point covered by Policy CP2A and would be in SADPD and DMDPD</p>	be more explicit regarding SDC approach to identifying suitable areas and relationship to neighbourhood plans	<p>Add more text at para 7.56 to consider identifying suitable areas for R and LC energy sources if / subject to further evidence wok as part of SADPD and cross refer to NPs.</p> <p>Add ‘and supporting infrastructure after ‘energy generation’ in line 2 of Policy CP14’</p> <p>Also amend policy to refer to areas affected by Green Belt and cross refer to CPXX and national Green Belt policies.</p>



SDCS policy	NPPF paras	Comments/issues	Assessment / Any changes needed?	Proposed change
	energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.			
CP15 Protecting and Enhancing the Environment	109-125. (conserving and enhancing the natural environment) 126-141. (conserving and enhancing the historic environment)	Generally consistent – a great level of detail that does not apply to Selby district Also – much is advice for decision making purposes. Consistent – as C/S already reflective of the recent PPS5 changes. Much detail is for decision making and designations of conservation areas.	General consistent but add some further specific references' to ensure closer alignment with NPPF. 110. Allocate land of least environmental or amenity value. 123. consider 'areas of tranquillity'	<b>Y</b> Adding refs to: Using land of least environmental quality. All types of pollution Areas of tranquillity public rights of way and access.
CP16 Design Quality	1) Generally consistent. 2) Para 47: LPAs set own approach to housing density 3) Para 67: LPAs should have	1) NPPF has more focus on people / communities 2) No evidence or desire to include a specific figure. (NB SHLAA uses 35dph and SADPD used 30dph but indicative).	1) Explain reason for no density figure but our "approach" is design-led while still making the best use of land.	<b>Generally consistent.</b> CP16 + supporting text amendments: 1) minor reword to make it people based not development based (community cohesion

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	arrangements for a Local Design Review [Panel].	3) Need to add reference to the York Review panel – highlight cross boundary cooperation - and any others that might be set up locally.	2) Keep it flexible – good quality design while making the best use of land and add support text about SADPD  3) add new text re. design panel	and places for people etc) 2) housing density vs design = no local standard (but SADPD may allocate appropriate density) 3) add reference to local design review in support text only
<b>Chapter 8</b>				
Implementation/ Monitoring/ Targets/ Performance Indicators	No specific requirements in NPPF for monitoring			Consequential updates to reflect any policy changes