

Let's Talk

PLAN SELBY

TADCASTER FACT SHEETS

Selby District Market Town Study

24th June 2015 Revision D

Introduction

This facts sheets booklet provides a summary of the key issues and recommendations identified following a baseline review of recent evidence base studies undertaken by consultants on behalf of Selby District Council to inform and support the PLAN Selby preparation process.

The facts sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

The Draft evidence base studies have been published in full on the Council website as part of the Let's Talk PLAN Selby focussed engagement, which provides an opportunity to comment from the 29th June to Monday 10th August 2015.

Fact Sheet: Deficits Needs and Aspirations

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM6	Tadcaster	Community & Technical	Round 1

Summary of Deficits, Needs and Aspirations

THEME	KEY ISSUES
Deficits	<ul style="list-style-type: none"> Existing convenience (food store) deficiencies Limited realistic potential for Tadcaster to significantly improve its performance and attractiveness as a comparison retail destination (clothes, shoes, electrical goods etc) No formal park Insufficient areas of equipped children's play space Housing requirement from previous Local Plan allocation not built
Needs	<ul style="list-style-type: none"> To improve the appearance and vitality of Tadcaster town centre, and make it easier for people to shop locally, including restoration of boarded-up properties and dealing with derelict sites within the town To address the volume and patterns of heavy goods vehicles in town To provide 476 new dwellings To provide affordable housing (1- and 2-bed properties, 25% : 75% split of intermediate and social/affordable rented provision To provide mid-market homes with 2 and 3 bedrooms and satisfy strong demand for bungalows To provide additional care/support and specialist housing To register and identify plots in larger developments for custom build To accommodate future growth with water, drainage and flood alleviation proposals, and additions to education facilities and extra care housing

Aspirations	<ul style="list-style-type: none"> • Create facilities that will not only be enjoyed by local people but that will also encourage visitors to come and enjoy all the area has to offer • Continue with uniqueness of independently owned shops to attract more interest at a time when town centres are becoming more and more bland • Maximise potential of existing community buildings • Identify further employment sites through PLAN Selby.
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Retail and Leisure

THEME	KEY ISSUES	REFERENCE								
Deficits	<ul style="list-style-type: none"> • The Study recommends the Council seek to proactively plan for new convenience provision in Tadcaster to address existing convenience deficiencies. 	Selby District Council Selby Retail and Leisure Study (RLS), May 2015, GVA Grimley								
	<ul style="list-style-type: none"> • No formal park • Insufficient areas of equipped children's play space 	Tadcaster & Villages Community Engagement Forum – Tadcaster And Villages Community Development Plan 2012 – 2015.								
Needs	<ul style="list-style-type: none"> • With respect to Tadcaster, given that the limitations of the existing offer and that the centre serves highly localised catchments, the forward strategy should focus on adequately meeting daily shopping and service needs. • The following table sets out the identified retail need in Tadcaster based on the conclusions of the RLS: <table border="1" data-bbox="437 1480 1125 1615"> <thead> <tr> <th>Location</th> <th>Convenience</th> <th>Comparison</th> <th>Leisure</th> </tr> </thead> <tbody> <tr> <td>Tadcaster</td> <td>Need to accommodate a new food store</td> <td>None</td> <td>None</td> </tr> </tbody> </table>	Location	Convenience	Comparison	Leisure	Tadcaster	Need to accommodate a new food store	None	None	Selby District Council Selby Retail and Leisure Study (RLS), May 2015, GVA Grimley
Location	Convenience	Comparison	Leisure							
Tadcaster	Need to accommodate a new food store	None	None							
	<ul style="list-style-type: none"> • A need to improve the appearance and vitality of Tadcaster town centre, and make it easier for people to shop locally • Locate and support new housing development in Tadcaster • Although Tadcaster has a certain amount of green space in Tadcaster, it doesn't have a formal park; many would like to see one created as a feature in the town centre 	Tadcaster & Villages Community Engagement Forum – Tadcaster And Villages Community								

THEME	KEY ISSUES	REFERENCE
	<ul style="list-style-type: none"> • Need more equipped play space, in particular skate board park (Leisure and culture) • Action is needed to address the volume and patterns of heavy goods vehicles in town 	<p>Development Plan 2012 – 2015.</p>
	<ul style="list-style-type: none"> • Need to review the Leeds City Council Headley Hall site which must be resisted at all costs. • The CS examination confirmed that previously allocated sites in Tadcaster are not available for development. However the Grimston Park Estate has a number of sites (24 hectares) to the South of Tadcaster that need to be considered for development and removed from the GB. • The following are concerns in Tadcaster: • Empty shops in the town centre • Empty offices like the old work house • Empty buildings owned by the breweries • Lack of footfall in town centre • The high number of PP that are not built • Lack of industrial land • A64/A162 interchange and A64 Tadcaster junction need improving. • Under use of River Wharfe for recreation • The narrowness of the one bridge over the Wharfe in the town • Objection to the housing target figures and general approach to Tadcaster. A master plan has been submitted. • A local land owner would like to propose a Town Riverside Park on its residual land and it would also be willing to provide the Council with employment land in Tadcaster. 	<p>Summary of 'Needs' Identified through Representations Received on 'Town Centre' Visions as part of the Initial Consultation on PLAN Selby November 2014-January 2015</p>
Aspiration	<ul style="list-style-type: none"> • It is concluded that there is no specific requirement for the Council to proactively plan for new comparison retail provision in the Tadcaster over the Local Plan period. The strategy for the town centre should be based on qualitative grounds in terms of promoting Tadcaster as a distinguishable place in the wider retail hierarchy. • Improvements to Tadcaster town centre environment / public realm have been identified in both the health check and retailer business surveys and must be addressed going forward in order to enhance the vitality and viability of the centre; current vacancies and downgraded environment are detracting from the significant physical / environmental assets which the town has (Castle, River Wharf setting). 	<p>Selby District Council Selby Retail and Leisure Study (RLS), May 2015, GVA Grimley</p>

THEME	KEY ISSUES	REFERENCE
	<ul style="list-style-type: none"> • Create facilities that will not only be enjoyed by local people, but that will also encourage visitors to come and enjoy all the area has to offer. • The overall attractiveness of the town centre is a major concern for local people and for the businesses that trade there, and a high priority for change. The restoration of boarded-up properties, and dealing with derelict sites within the town, are clear and widely-shared priorities. • Explore options to re-use empty homes and restore abandoned sites. • Apart from Sainsbury's and now Costa, all the shops in Tadcaster are independently owned, a unique feature that could be exploited to attract more interest at a time when town centres are becoming more and more bland, and offering the same large chains of stores and outlets. • Community buildings such as community centres are enormously important and must take a high priority; but they are not necessarily being used to their full advantage 	<p>Tadcaster & Villages Community Engagement Forum – Tadcaster And Villages Community Development Plan 2012 – 2015.</p>

Employment

THEME	KEY ISSUES	REFERENCE
Deficit	<ul style="list-style-type: none"> • None identified 	
	<ul style="list-style-type: none"> • The existing allocation - 9.00ha, London Road is not recommended for retention as an allocation • The existing Papyrus Works site at Newton Kyme already has permission so will not need to be allocated • The ELR confirms that between 2005-2015 there has been no take up of allocated employment land • The ELR confirms that there are limited alternative locations for potential allocation if the London Road site not carried forward. The merits of site and alternative sites should be considered through Market Town Study. • The ELR states that the small town centre site at Robin Hood Yard, Kirkgate has the potential to contribute to the identified office requirement. • In summary, the ELR confirms that Tadcaster has insufficient existing supply and further sites need to be identified through PLAN Selby. 	<p>Employment Land Review (ELR) (Draft) June 2015, GVA GRIMLEY</p>
Aspiration	<ul style="list-style-type: none"> • None identified 	

Housing

THEME	KEY ISSUES	REFERENCE
Deficit	<ul style="list-style-type: none"> None identified 	
Need	<ul style="list-style-type: none"> PLAN Selby must identify sufficient housing land allocations to deliver 7200 homes in the district up to 2027 as set out in the Core Strategy. This equates to 450 new homes per year. The indicative amount of new allocations based on the Core Strategy and completion and planning permissions granted since adoption of the Core Strategy are as follows: Selby Urban Area: <u>2061 new dwellings (including Olympia Park site)</u> 51% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) Sherburn in Elmet: <u>54 new dwellings</u> 11% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) Tadcaster: <u>476 new dwellings</u> 7% of overall district requirement (subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) 	Selby District Council – Updated Figures as at 1 April 2015
	<ul style="list-style-type: none"> The purpose of the SHMA is to address housing need in Selby District and to develop a robust understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the population. Some key draft findings are: The District's objectively assessed need for housing is about 430 dwelling per annum up to 2027. This supports the adopted policy position in the adopted Core Strategy. There remains a significant affordable housing need across the District and this supports the Council's adopted policy position. In terms of wider sub regional housing markets, the strongest relationship based on local authority areas is between Selby and York. However, in policy terms there should be recognition of the relationships with Leeds and Wakefield from a housing market point of view. This supports the production of a SHMA for Selby District. The analysis in the Assessment indicates that the majority of demand for market housing will be for mid-market homes with 2 and 3 bedrooms and a strong demand for bungalows. This should inform strategic policy and the 'portfolio' of sites which are considered through the PLAN Selby. The majority of the need for affordable housing is for 1- and 2-bed properties. This should inform strategic policy and the 'portfolio' of sites which are considered through the PLAN Selby The needs evidence suggests that a 25%/ 75% split of affordable housing provision between intermediate and social/ affordable 	Selby District Council – Draft Selby Strategic Housing Market Assessment, June 2015, Prepared By GL Hearn Limited

THEME	KEY ISSUES	REFERENCE
	<p>rented provision would be appropriate.</p> <ul style="list-style-type: none"> Demographic change likely to see a requirement for additional care/ support and specialist housing provision. Net need for 417 bed spaces. This should be considered in identifying potential sites in accessible locations. Custom build – Council should set up register and identify plots in larger developments. 	
Aspiration	<ul style="list-style-type: none"> None identified 	

Site Specific

THEME	KEY ISSUES	REFERENCE
Aspiration	<ul style="list-style-type: none"> November 2006, the three 'Renaissance Market Town Teams' for Selby, Sherburn in Elmet and Tadcaster, in partnership with Yorkshire Forward, Selby District Council, URBED and other consultants, published the Selby District Renaissance Strategic Development Framework (SDF) . This was the culmination of work during that year which sought to progress the Selby District Charter and its 25 year vision into specific development projects and environmental enhancements. The projects set out in the SDF include the creative use of architecture, urban design and landscaping to transform the quality of the public realm of the district, the streets, parks and spaces of the towns. As well as proposals for the enhancement of the public realm, the SDF also considered the future growth of the three towns and where new housing and employment should be planned. Some of these projects were progressed and have since been completed. Some of these projects have not been pursued for a number of different reasons i.e. land assembly, deliverability. This engagement provides an opportunity to consider whether these projects are deliverable and worthy of pursuing during the next plan period. The projects that have not been delivered and are relevant to consider here are identified on the Spatial Options Plan and identified below: <ul style="list-style-type: none"> High Street improvements. Not currently developed due to land assembly issues. Implementation of traffic management strategy. Not currently developed due to land assembly issues. Delivery unlikely. Junction improvements on the bypass to remove through 	Strategic District Renaissance Strategic Development Framework (SDF), 2006

THEME	KEY ISSUES	REFERENCE
	<p>traffic. Not currently developed.</p> <ul style="list-style-type: none"> Robin Hood Yard improvements. Not currently developed. Flood alleviation strategy. Not currently developed. Riverside landscaping and circular walk. Not currently developed. 	

Infrastructure

THEME	KEY ISSUES	REFERENCE
Deficit	<ul style="list-style-type: none"> None identified 	
Need	<ul style="list-style-type: none"> This Infrastructure Delivery Plan (IDP) outlines the presence of and planned delivery of infrastructure which is relevant to the area covered by the Local Plan for Selby District, including specific infrastructure requirements of sites allocated for development in PLAN Selby. The IDP states that for Tadcaster to accommodate the growth indicated in the Core Strategy and keep pace with the rest of the District - water, drainage and flood alleviation – need to be supplemented, together with the need for additions to education facilities, and extra care housing. 	Selby District Council – Draft Infrastructure Delivery Plan (IDP), September 2014
Aspiration	<ul style="list-style-type: none"> None identified 	

Fact Sheet: Technical Issues - Spatial

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM9	Tadcaster	To inform both Community and Technical Groups	Round 1

Flood Risk

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Council has recently commissioned Aecom to refresh and update this 2010 Strategic Flood Risk Assessment. The conclusions referenced from the 2010 study below may change in the light of the findings of the 2015 SFRA. This 2010 Assessment confirms it is not possible for the Council to accommodate all proposed housing and employment land requirements, on land at the lowest risk of flooding if wider sustainability and regeneration objectives are to be achieved. 	Level 1 and 2 Strategic Flood Risk Assessment And Addendum (SFRA), Living Document, February 2010, Prepared By Scott Wilson On Behalf Of Selby District Council
<ul style="list-style-type: none"> The Level 1 and Level 2 SFRA should inform land allocations and the future growth of each town proposed as part of PLAN Selby. 	
<ul style="list-style-type: none"> The Sequential Test concluded that the housing requirement for Sherburn-in-Elmet and Tadcaster and 'low flood risk' sustainable villages can be satisfied on land at lowest risk of flooding (Flood Zone 1). 	
<ul style="list-style-type: none"> The Flood Maps identified on the Technical Issues – Spatial Plan indicate those areas of each settlement that are at risk of flooding and those areas at low risk which will inform the approach to growth and will also inform proposed land allocations identified in PLAN Selby. 	

Green Belt

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The supporting Technical Issues - Spatial Plans identifies the current extent of the Green Belt around Tadcaster. 	<p>A Study Of Green Belt, Safeguarded Land, Strategic Countryside Gaps And Development Limits - Green Belt Study, Prepared By ARUP on Behalf Of Selby District Council, June 2015</p>
<ul style="list-style-type: none"> The purpose of the Stage 1 Study is to independently and objectively assess the extent to which areas of Green Belt within Selby District meet the five purposes of the Green Belt as defined within NPPF. 	
<ul style="list-style-type: none"> The Stage 1 Green Belt Study, when finalised after focused engagement, will provide the findings on how well 'general areas' of the Green Belt perform against the five purposes of the Green Belt. It does not reach a judgement on what general areas should be taken forward for further consideration in Stages 2 and 3 to identify specific parcels of land that have the potential to be released from the Green Belt. 	
<ul style="list-style-type: none"> Participants of the focused engagement are being asked to comment on the Green Belt General Areas Assessment contained in the Stage 1 study and how the judgement should be made in Stage 2 of the Study to determine which General Areas of the Green Belt should be taken forward for further consideration. 	
<ul style="list-style-type: none"> It will not be until these later two stages of the Green Belt Study are completed, along with the Council's site option assessment work, that the implications on potential release of Green Belt land for PLAN Selby will be known. 	
<ul style="list-style-type: none"> If changes to the Green Belt boundaries are to be proposed by the Council, exceptional circumstances must be demonstrated. The existence or not of exceptional circumstances cannot be made until the remainder of the Green Belt Study and further work on the site options contained in the Council's Strategic Housing Land Availability Assessment (SHLAA), Employment Land Review (ELR) and Retail site options have been assessed. 	

Strategic Countryside Gap (SCG)

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Study undertaken by ARUP is part of the evidence base for PLAN Selby. It will inform, but not predetermine decisions to be made later in the process on whether Strategic Countryside Gaps (SCG's) should be designated in PLAN Selby. A recommendation in the finalised study, after focused engagement, that land is worthy of such a designation will be an important consideration in determining the appropriateness of land allocations for growth in PLAN Selby. Until these decisions are made, the proposed SCG's will be referred to as 'candidate' SCG's. 	<p>A Study Of The Green Belt, Safeguarded Land, Strategic Countryside Gap, and Development Limits For Plan Selby - Strategic Countryside Gaps, Prepared By ARUP on behalf of June 2015</p>
<ul style="list-style-type: none"> There are currently no SCG's in Tadcaster. The ARUP Assessment identifies a potential Candidate SCG in Tadcaster. This is identified in the Spatial Options 	

KEY ISSUES	REFERENCE
Fact Sheet.	
<ul style="list-style-type: none"> The ARUP Assessment of the existing has been based on professional judgement informed desk based study and site work. The study considers the following three questions with regard to the designation and definition of SCG's within the District: <ul style="list-style-type: none"> Is there a real risk that two settlements will coalesce? Is the land between the two settlements open in character? Is there a perception of leaving one settlement and entering open countryside before entering the next settlement? 	
<ul style="list-style-type: none"> This Assessment undertaken by ARUP only makes recommendations. The recommendations should be considered as part of this engagement event and assessed as part of the next stage of the Draft PLAN Selby. 	
<ul style="list-style-type: none"> The ARUP recommendations are identified in the Spatial Options Fact Sheet. 	

Development Limits

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> ARUP recommend that PLAN Selby adopts a tight Development Limit boundary which will incorporate the outcomes of the separate Green Belt Study and Strategic Countryside Gaps review processes, as well as incorporating a check of existing defined Development Limits in order to correct any minor errors or discrepancies since the previous Limits were established, which will in turn inform the Housing and Employment Site Selection Process and dictate where future growth of the market towns can be accommodated in accordance with the Council's housing requirements set out in the Core Strategy. 	A Study Of The Green Belt, Safeguarded Land, Strategic Countryside Gap, and Development Limits For Plan Selby - Definition Of Development Limits, By Arup On Behalf Of Selby District Council, June 2015
<ul style="list-style-type: none"> Criteria for defining Development Limits is recommended as follows: <ol style="list-style-type: none"> Proposed / Existing Site Allocations Check of Existing Development Limits in terms of the following <ol style="list-style-type: none"> Extant planning consents Functional relationship to physical form of built-up area Functional relationship to use of built-up area. Relationship to permanent physical boundaries 	

Please refer to the Technical Issues – Spatial Plan for all technical issues.

Fact Sheets: Technical Issues – Town Centre

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM12	Tadcaster	To inform both Community and Technical Groups	Round 1

Town Centre

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Town Centre Conservation Area identified on the Selby District Local Plan Proposals Map seeks to protect and preserve the special character of the Conservation Area and can in some instances, place limitations on the types and scale of development in the defined Conservation Area. This area is identified on the Technical Issues – Town Centre Plan. 	Selby District Local Plan Proposals Map (60)
<ul style="list-style-type: none"> The defined Town Centre Boundary identifies the extent of the retail area as currently defined by the Selby District Local Plan Proposals Map. These areas are illustrated on the Technical Issues – Town Centre Plan. 	
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town as car parking. These areas are illustrated on the Technical Issues – Town Centre Plan. 	
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town as Local Amenity Space. These areas are illustrated on the Technical Issues – Town Centre Plan. 	
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town as Recreation Open Space. These areas are illustrated on the Technical Issues – Town Centre Plan. 	
<ul style="list-style-type: none"> Areas of the town centre identified as Flood Zone 2 and 3 are illustrated on the Technical Issues – Town Centre Plan. 	Environment Agency Flood Maps

Please refer to the Technical Issues – Town Centre Plan for all technical issues.

Fact Sheets: Technical Issues – Natural & Heritage Environment

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM15	Tadcaster	To inform both Community and Technical Groups	Round 1

Town Centre

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town as Local Amenity Space. These are identified in the Technical Issues – Natural & Heritage Environment Plan. 	Selby District Local Plan Proposals Map (60)
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town as Sites of Importance for Nature Conservation. These are identified in the Technical Issues – Natural & Heritage Environment Plan. 	
<ul style="list-style-type: none"> The Selby District Local Plan Proposals Map identifies areas of the town as Recreation Open Space. These are identified in the Technical Issues – Natural & Heritage Environment Plan. 	
<ul style="list-style-type: none"> The Town Centre Conservation Area identified on Plan seeks to protect and preserve the special character of the Conservation Area and can in some instances, place limitations on the types and scale of development in the defined Conservation Area. This is identified on the Technical Issues – Natural & Heritage Environment Plan. 	

Green Belt

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The supporting Technical Issues – Natural & Heritage Environment Plan identifies the current extent of the Green Belt around Tadcaster. 	<p>A Study Of Green Belt, Safeguarded Land, Strategic Countryside Gaps And Development Limits - Green Belt Study, Prepared By ARUP on Behalf Of Selby District Council, June 2015</p>
<ul style="list-style-type: none"> The purpose of the Stage 1 Study is to independently and objectively assess the extent to which areas of Green Belt within Selby District meet the five purposes of the Green Belt as defined within NPPF. 	
<ul style="list-style-type: none"> The Stage 1 Green Belt Study, when finalised after focused engagement, will provide the findings on how well 'general areas' of the Green Belt perform against the five purposes of the Green Belt. It does not reach a judgement on what general areas should be taken forward for further consideration in Stages 2 and 3 to identify specific parcels of land that have the potential to be released from the Green Belt. 	
<ul style="list-style-type: none"> Participants of the focused engagement are being asked to comment on the Green Belt General Areas Assessment contained in the Stage 1 study and how the judgement should be made in Stage 2 of the Study to determine which General Areas of the Green Belt should be taken forward for further consideration. 	
<ul style="list-style-type: none"> It will not be until these later two stages of the Green Belt Study are completed, along with the Council's site option assessment work, that the implications on potential release of Green Belt land for PLAN Selby will be known. 	
<ul style="list-style-type: none"> If changes to the Green Belt boundaries are to be proposed by the Council, exceptional circumstances must be demonstrated. The existence or not of exceptional circumstances cannot be made until the remainder of the Green Belt Study and further work on the site options contained in the Council's Strategic Housing Land Availability Assessment (SHLAA), Employment Land Review (ELR) and Retail site options have been assessed. 	

Strategic Countryside Gap (SCG)

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Study undertaken by ARUP is part of the evidence base for PLAN Selby. It will inform, but not predetermine decisions to be made later in the process on whether Strategic Countryside Gaps (SCG's) should be designated in PLAN Selby. A recommendation in the finalised study, after focused engagement, that land is worthy of such a designation will be an important consideration in determining the appropriateness of land allocations for growth in PLAN Selby. Until these decisions are made, the proposed SCG's will be referred to as 'candidate' SCG's. 	<p>A Study Of The Green Belt, Safeguarded Land, Strategic Countryside Gap, and Development Limits For PLAN Selby - Strategic Countryside Gaps, Prepared By ARUP on behalf of SDC, June 2015</p>
<ul style="list-style-type: none"> There are currently no SCG's in Tadcaster. The ARUP Assessment identifies a potential Candidate SCG in Tadcaster. This is identified on the Natural & 	

KEY ISSUES	REFERENCE
Heritage Environment Plan and Options Fact Sheet.	
<ul style="list-style-type: none"> The ARUP Assessment of SCGs has been based on professional judgement informed desk based study and site work. The study considers the following three questions with regard to the designation and definition of SCG's within the District: <ul style="list-style-type: none"> Is there a real risk that two settlements will coalesce? Is the land between the two settlements open in character? Is there a perception of leaving one settlement and entering open countryside before entering the next settlement? 	
<ul style="list-style-type: none"> This Assessment undertaken by ARUP only makes recommendations. The recommendations should be considered as part of this engagement event and assessed as part of the next stage of the Draft PLAN Selby. 	
<ul style="list-style-type: none"> The ARUP recommendations are identified in the Natural & Heritage Environment Plan Options Plan and Fact Sheet. 	

Development Limits

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> ARUP recommend that PLAN Selby adopts a tight Development Limit boundary which will incorporate the outcomes of the separate Green Belt Study and Strategic Countryside Gaps review processes, as well as incorporating a check of existing defined Development Limits in order to correct any minor errors or discrepancies since the previous Limits were established, which will in turn inform the Housing and Employment Site Selection Process and dictate where future growth of the market towns can be accommodated in accordance with the Council's housing requirements set out in the Core Strategy. 	A Study Of The Green Belt, Safeguarded Land, Strategic Countryside Gap, and Development Limits For PLAN Selby - Definition Of Development Limits, By Arup On Behalf Of Selby District Council, June 2015
<ul style="list-style-type: none"> Criteria for defining Development Limits is recommended as follows: <ol style="list-style-type: none"> 1) Proposed / Existing Site Allocations 2) Check of Existing Development Limits in terms of the following <ol style="list-style-type: none"> a. Extant planning consents b. Functional relationship to physical form of built-up area c. Functional relationship to use of built-up area. d. Relationship to permanent physical boundaries 	

Please refer to the Technical Issues – Natural & Heritage Environment Plan for all technical issues.

Fact Sheets: Options - Spatial

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM18	Tadcaster	To inform both Community and Technical Groups	Round 1

Flood Risk

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Council has recently commissioned Aecom to refresh and update this 2010 Strategic Flood Risk Assessment. The conclusions referenced from the 2010 study below may change in the light of the findings of the 2015 SFRA. 	Level 1 and 2 Strategic Flood Risk Assessment And Addendum (SFRA), Living Document, February 2010, Prepared By Scott Wilson On Behalf Of Selby District Council
<ul style="list-style-type: none"> This 2010 Assessment confirms it is not possible for the Council to accommodate all proposed housing and employment land requirements, on land at the lowest risk of flooding if wider sustainability and regeneration objectives are to be achieved. 	
<ul style="list-style-type: none"> The Level 1 and Level 2 SFRA should inform land allocations and the future growth of each town proposed as part of PLAN Selby. 	
<ul style="list-style-type: none"> The Sequential Test concluded that the housing requirement for Sherburn-in-Elmet and Tadcaster and 'low flood risk' sustainable villages can be satisfied on land at lowest risk of flooding (Flood Zone 1). 	
<ul style="list-style-type: none"> The Flood Maps identified on the Technical Issues – Spatial Options Plan illustrate those areas of each settlement that are at risk of flooding and those areas at low risk which will inform the approach to growth and will also inform proposed land allocations identified in PLAN Selby. 	

Housing

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • Options to deliver the housing requirement for Tadcaster given in the Initial Consultation are as follows: <ol style="list-style-type: none"> 1. Allocating larger sites than required to ensure delivery; 2. Allocating sites not currently available and deliverable but will be by the end of plan period; 3. Identify contingency site allocations that could be released later on in plan period in the event of non-delivery. • The approach to site allocation will be based on evidence and the site selection methodology in the SHLAA. <ol style="list-style-type: none"> 1. PDL within existing settlements 2. Suitable greenfield sites within settlements 3. Extensions to existing settlements on PDL 4. Extensions to existing settlements on greenfield land. • In order to accommodate the scale of growth required a review of current Development Limits and the boundary of the Tadcaster will be undertaken. • The most recent housing requirement figures based on April 2015 housing completions are as follows: • Selby Urban Area: <u>2061 new dwellings (including Olympia Park site)</u> 51% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • Sherburn in Elmet: <u>54 new dwellings</u> 11% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • Tadcaster: <u>476 new dwellings</u> 7% of overall district requirement (subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • Tadcaster's approach to meeting their housing requirement is based on a phased approach set out in the Core Strategy, whereby three phases of sites should be identified to ensure delivery in the light of potential land availability issues. Phase 1 and the contingency phase 2 are to be in Tadcaster and will follow the site selection methodology referred to above. The Phase 3 (contingency) sites could be located outside the town and should be considered as part of the focussed engagement. • Phase 1 sites in/on edge of Tadcaster to be released on adoption of PLAN Selby. Phase 2 sites only released if less than one third of the minimum dwelling requirement has been completed after 5 years of adoption of PLAN Selby and Phase 3 sites, on the edge of settlements will be released after 3 years of release of Phase 2, if completions are less than 50% of minimum dwelling requirement. • In order to accommodate the scale of growth required a review of current Development Limits will be undertaken and where a settlement is within or adjoining Green Belt a localised review of that boundary may also be undertaken. 	<p>The Site and Policies Local Plan – Initial Consultation 24 November to 19 January 2015</p>
<ul style="list-style-type: none"> • The SHLAA forms part of the evidence base for PLAN Selby and sets out potential land available for housing in the District that will inform the Site Allocations part of PLAN Selby. 	<p>Strategic Housing Land Availability Assessment (SHLAA), June 2015</p>

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The SHLAA identifies all sites (of 5 dwellings or more) on a map and provides an assessment of each site, in terms of its suitability, availability and achievability to determine whether a site is realistically expected to be developed. 	
<ul style="list-style-type: none"> Based on the information currently made available to the Council, the total number of sites considered as part of the SHLAA total of 513 sites. 204 of these sites were made up of planning permissions, SDLP allocations and Core Strategy allocations. A Further 309 were identified as 'potential sites'. 	
<ul style="list-style-type: none"> The results show that the amount than could be delivered over the plan period is in excess of what is shown to be needed in the Initial Consultation PLAN Selby. 	
<ul style="list-style-type: none"> With specific reference to Tadcaster, the total number of sites assessed in the SHLAA are as follows: Tadcaster – Total 966 houses (capacity identified in the SHLAA). Initial Consultation PLAN Selby requirement: 500 houses (from the Core Strategy) with 470 from new allocations. Currently update figures at 2015 (see above) = 476 dwellings required on new allocations. Whilst most of these sites identified in the SHLAA could potentially be delivered in 0-5 years, the number of sites and total number of houses identified is in excess of Tadcaster's requirement set out in Initial Consultation PLAN Selby. Those sites identified should now be considered and assessed as part of the preparation of PLAN Selby and housing allocations identified in the Plan. All Tadcaster SHLAA sites are identified on the Spatial Options Plan. 	
<ul style="list-style-type: none"> The purpose of the SHMA is to address housing need in Selby District and to develop a robust understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the population. The purpose of the SHMA is to address housing need in Selby District and to develop a robust understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the population. Some key draft findings are: The District's objectively assessed need for housing is about 430 dwelling per annum up to 2027. This supports the adopted policy position in the adopted Core Strategy. There remains a significant affordable housing need across the District and this supports the Council's adopted policy position. In terms of wider sub regional housing markets, the strongest relationship based on local authority areas is between Selby and York. However, in policy terms there should be recognition of the relationships with Leeds and Wakefield from a housing market point of view. This supports the production of a SHMA for Selby District. The analysis in the Assessment indicates that the majority of demand for market housing will be for mid-market homes with 2 and 3 bedrooms and a strong demand for bungalows. This should inform strategic policy and the 'portfolio' of sites which are considered through the PLAN Selby. 	<p>Selby District Council – Draft Selby Strategic Housing Market Assessment, June 2015, Prepared By GL Hearn Limited</p>

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The majority of the need for affordable housing is for 1- and 2-bed properties. This should inform strategic policy and the 'portfolio' of sites which are considered through the PLAN Selby The needs evidence suggests that a 25%/ 75% split of affordable housing provision between intermediate and social/ affordable rented provision would be appropriate. Demographic change likely to see a requirement for additional care/ support and specialist housing provision. Net need for 417 bed spaces. This should be considered in identifying potential sites in accessible locations. Custom build - Council should set up register and identify plots in larger developments. 	

Employment

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The ELR recommends that there is insufficient existing supply in Tadcaster and further sites need to be identified. The Market Town Study should consider alternatives sites. 	Employment Land Review (ELR) (Draft) June 2015, GVA GRIMLEY

Green Belt

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Stage 1 Green Belt Study, when finalised after focused engagement, will provide the findings on how well 'general areas' of the Green Belt perform against the five purposes of the Green Belt. It does not reach a judgement on what general areas should be taken forward for further consideration in Stages 2 and 3 to identify specific parcels of land that have the potential to be released from the Green Belt. 	A Stage 1 Study Of The Green Belt, Safeguarded Land, Strategic Countryside Gaps, Safeguarded Land and Development Limits For Plan Selby - Strategic Countryside Gaps, Prepared By ARUP on behalf of Selby District Council, June 2015
<ul style="list-style-type: none"> Participants of the focused engagement are being asked to comment on the Green Belt General Areas Assessment contained in the Stage 1 study and how the judgement should be made in Stage 2 of the Study to determine which General Areas of the Green Belt should be taken forward for further consideration. 	

Strategic Countryside Gaps

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The ARUP Assessment identifies a potential Candidate SCG in Tadcaster as follows: <p>Potential SCG to south of the town centre on the eastern side of River Wharfe</p> <ul style="list-style-type: none"> This potential gap is located between the Development Limits for Tadcaster either side of the River Wharfe to the south of the town centre. It comprises open grass fields with some tree cover. Overall, due to the development pressures on Tadcaster, it is considered that further consideration should be given to this gap as a potential Candidate SCG. <u>ARUP recommend that the potential Tadcaster Candidate SCG is taken forward as a SCG, based on the boundaries identified on the Spatial Options Plan on land only at the eastern side of the River.</u> See parcel of land identified on the Spatial Options Plan. 	<p>A Study Of The Green Belt, Safeguarded Land Strategic Countryside Gaps and Development Limits For Plan Selby - <u>Strategic Countryside Gaps</u>, Prepared By ARUP on behalf of Selby District Council, June 2015</p>
<ul style="list-style-type: none"> This Assessment undertaken by ARUP only makes recommendations. The recommendations should be considered as part of this engagement event and assessed as part of the next stage of the Draft PLAN Selby. 	

Development Limits

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> ARUP recommend that PLAN Selby adopts a tight Development Limit boundary which will incorporate the outcomes of the separate Green Belt Study and Strategic Countryside Gaps review processes, as well as incorporating a check of existing defined Development Limits in order to correct any minor errors or discrepancies since the previous Limits were established, which will in turn inform the Housing and Employment Site Selection Process and dictate where future growth of the market towns can be accommodated in accordance with the Council's housing requirements set out in the Core Strategy. 	<p>A Study Of The Green Belt, Safeguarded Land, Strategic Countryside Gap, and Development Limits For Plan Selby - Definition Of Development Limits, By Arup On Behalf Of Selby District Council, June 2015</p>
<ul style="list-style-type: none"> Criteria for defining Development Limits is recommended as follows: <ol style="list-style-type: none"> 1) Proposed / Existing Site Allocations 2) Check of Existing Development Limits in terms of the following <ol style="list-style-type: none"> e) Extant planning consents <ol style="list-style-type: none"> a. Functional relationship to physical form of built-up area b. Functional relationship to use of built-up area. c. Relationship to permanent physical boundaries 	

Site Specific

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • In November 2006, the three 'Renaissance Market Town Teams' for Selby, Sherburn in Elmet and Tadcaster, in partnership with Yorkshire Forward, Selby District Council, URBED and other consultants, published the Selby District Renaissance Strategic Development Framework (SDF). • This was the culmination of work during that year which sought to progress the Selby District Charter and its 25 year vision into specific development projects and environmental enhancements. • The projects set out in the SDF include the creative use of architecture, urban design and landscaping to transform the quality of the public realm of the district, the streets, parks and spaces of the towns. As well as proposals for the enhancement of the public realm, the SDF also considered the future growth of the three towns and where new housing and employment should be planned. • Some of these projects were progressed and have since been completed. Some of these projects have not been pursued for a number of different reasons i.e. land assembly, deliverability. This engagement provides an opportunity to consider whether these projects are deliverable and worthy of pursuing during the next plan period. • The projects that have not been delivered and are relevant to consider here are identified on the Spatial Options Plan and identified below: <ul style="list-style-type: none"> • High Street improvements. Not currently developed due to land assembly issues. • Implementation of traffic management strategy. Not currently developed due to land assembly issues. Delivery unlikely. • Junction improvements on the bypass to remove through traffic. Not currently developed. • Robin Hood Yard improvements. Not currently developed. • Flood alleviation strategy. Not currently developed. • Riverside landscaping and circular walk. Not currently developed. 	<p>Strategic District Renaissance Strategic Development Framework (SDF), 2006</p>

Please refer to the Tadcaster Spatial Options Plan.

Fact Sheets: Options – Town Centre

The fact sheets will be used to inform discussions at the focussed engagement workshops. The recommendations and key issues summarised in these sheets will inform, but not predetermine, decisions to be made by the Council about what PLAN Selby should look like.

REFERENCE	TOWN	GROUPS	EVENTS
SM21	Tadcaster	To inform both Community and Technical Groups	Round 1

Retail & Leisure

KEY ISSUES	REFERENCE
<p>The RLS Study makes the following recommendations relevant to the town centre.</p> <p>Town Centre Boundaries</p> <ul style="list-style-type: none"> GVA recommend that the existing boundaries should be tightened to exclude areas of established residential uses and those areas which are located some distance from the Primary Shopping Area and do not function as part of the town centres. In parts of Tadcaster, GVA have further recommended the inclusion of small areas adjacent to but outside of the existing Shopping & Commercial Centre (SCC boundary) as defined by the Selby District Local Plan, that is predominantly occupied by main town centre uses and is well related to the existing SCC area. The recommended new town centre boundaries are identified on the Town Centre Options Plan. 	<p>Selby District Council Selby Retail and Leisure Study (RLS), May 2015, GVA Grimley</p>
<p>Primary Shopping Area (PSA) Boundaries</p> <ul style="list-style-type: none"> GVA consider that Tadcaster is too small in physical terms to robustly define a primary shopping area boundary. The study therefore only recommends the designation of a Primary Shopping Area for Selby. 	
<p>Frontage Policies</p> <ul style="list-style-type: none"> In the case of Tadcaster the town centre may not extend beyond the primary shopping area or indeed frontages. As such, GVA consider that Tadcaster is too small to necessitate the definition of primary or secondary shopping frontages. The proposed Primary Shopping Frontage boundary is identified on the Town Centre Options Plan. 	

KEY ISSUES	REFERENCE
<p>Town Centre Initiatives identified through RLS</p> <ul style="list-style-type: none"> • In completing the study exercise, a number of overarching themes have arisen from the individual survey exercises which would enhance their attractiveness as retail destinations. Several initiatives which are not specific to any one particular market town. High quality public realm is essential in creating an attractive town centre and thus increasing dwell time and enhances the character of the towns and therefore promotes their Unique Selling Point. • Digitising the High Street • Marketing & Promotion • The strategy for the town centre should be based on qualitative grounds in terms of promoting Tadcaster as a distinguishable place in the wider retail hierarchy. 	
<p>Primary Shopping Area Boundaries</p> <ul style="list-style-type: none"> • GVA consider that Tadcaster is too small in physical terms to robustly define a primary shopping area boundary. The study therefore only recommends the designation of a Primary Shopping Area for Selby. 	

Employment

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • The small town centre site at Robin Hood Yard, Kirkgate has the potential to contribute to the identified office requirement. 	<p>Draft Employment Land Review (ELR) June 2015, GVA GRIMLEY</p>

Site Specific

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • Selby District Council should actively look for site opportunities to accommodate a new food store in the region of 1,000sq metres • Given that the Sainsbury's store is centrally located within the town centre and facilitates linked trips (shared car park etc.), it is essential that any potential site allocation made by the Council is not in a sequentially inferior location. 	<p>Selby District Council Selby Retail and Leisure Study (RLS), May 2015, GVA Grimley</p>
<ul style="list-style-type: none"> • In November 2006, the three 'Renaissance Market Town Teams' for Selby, Sherburn in Elmet and Tadcaster, in partnership with Yorkshire Forward, Selby District Council, URBED and other consultants, published the Selby District Renaissance Strategic Development Framework (SDF) . • This was the culmination of work during that year which sought to progress the Selby District Charter and its 25 year vision into specific development projects 	<p>Strategic District Renaissance Strategic Development Framework (SDF), 2006</p>

KEY ISSUES	REFERENCE
<p>and environmental enhancements.</p> <ul style="list-style-type: none"> • The projects set out in the SDF include the creative use of architecture, urban design and landscaping to transform the quality of the public realm of the district, the streets, parks and spaces of the towns. As well as proposals for the enhancement of the public realm, the SDF also considered the future growth of the three towns and where new housing and employment should be planned. • Some of these projects were progressed and have since been completed. Some of these projects have not been pursued for a number of different reasons i.e. land assembly, deliverability. This engagement provides an opportunity to consider whether these projects are deliverable and worthy of pursuing during the next plan period. • The projects that have not been delivered and are relevant to consider here are identified on the Spatial Options Plan and identified below: <ul style="list-style-type: none"> • High Street improvements. Not currently developed due to land assembly issues. • Implementation of traffic management strategy. Not currently developed due to land assembly issues. Delivery unlikely. • Junction improvements on the bypass to remove through traffic. Not currently developed. • Robin Hood Yard improvements. Not currently developed. • Flood alleviation strategy. Not currently developed. • Riverside landscaping and circular walk. Not currently developed. 	
<ul style="list-style-type: none"> • Create facilities that will not only be enjoyed by local people, but that will also encourage visitors to come and enjoy all the area has to offer. • The overall attractiveness of the town centre is a major concern for local people and for the businesses that trade there, and a high priority for change. The restoration of boarded-up properties, and dealing with derelict sites within the town, are clear and widely-shared priorities. • Explore options to re-use empty homes and restore abandoned sites. • Apart from Sainsbury's and now Costa, all the shops in Tadcaster are independently owned, a unique feature that could be exploited to attract more interest at a time when town centres are becoming more and more bland, and offering the same large chains of stores and outlets. • Community buildings such as community centres are enormously important and must take a high priority; but they are not necessarily being used to their full advantage 	<p>Tadcaster & Villages Community Engagement Forum – Tadcaster And Villages Community Development Plan 2012 – 2015.</p>

Please refer to the Tadcaster Town Centre Options Plan.

Fact Sheets: Options – Natural & Heritage

Environment

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REFERENCE	TOWN	GROUPS	EVENTS
SM24	Tadcaster	To inform both Community and Technical Groups	Round 1

Green Belt

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> The Stage 1 Green Belt Study, when finalised after focused engagement, will provide the findings on how well 'general areas' of the Green Belt perform against the five purposes of the Green Belt. It does not reach a judgement on what general areas should be taken forward for further consideration in Stages 2 and 3 to identify specific parcels of land that have the potential to be released from the Green Belt. 	A Study Of The Green Belt, Safeguarded Land, Strategic Countryside Gap, and Development Limits For Plan Selby - Strategic Countryside Gaps, Prepared By ARUP on behalf of Selby District Council, June 2015
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KEY ISSUES	REFERENCE
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KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> Overall, due to the development pressures on Tadcaster, it is considered that further consideration should be given to this gap as a potential Candidate SCG. <u>ARUP recommend that the potential Tadcaster Candidate SCG is taken forward as a SCG, based on the boundaries identified on the Spatial Options Plan on land only at the eastern side of the River.</u> See parcel of land identified on the Spatial Options Plan. 	2015
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Housing

KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • Options to deliver the housing requirement for Tadcaster given in this consultation are as follows: <ol style="list-style-type: none"> 4. Allocating larger sites than required to ensure delivery; 5. Allocating sites not currently available and deliverable but will be by the end of plan period; 6. Identify contingency site allocations that could be released later on in plan period in the event of non-delivery. • The approach to site allocation will be based on evidence and the site selection methodology in the SHLAA. <ol style="list-style-type: none"> 5. PDL within existing settlements 6. Suitable greenfield sites within settlements 7. Extensions to existing settlements on PDL 8. Extensions to existing settlements on greenfield land. • In order to accommodate the scale of growth required a review of current Development Limits and the boundary of the Urban Area of Selby (as identified in the Core Strategy) will be undertaken. • The most recent housing requirement figures based on April 2015 housing completions are as follows: • Selby Urban Area: <u>2061 new dwellings (including Olympia Park site)</u> 51% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • Sherburn in Elmet: <u>54 new dwellings</u> 11% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • Tadcaster: <u>476 new dwellings</u> 7% of overall district requirement (subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy) • Tadcaster's approach to meeting their housing requirement is based on a phased approach set out in the Core Strategy, whereby three phases of sites should be identified to ensure delivery in the light of potential land availability issues. Phase 1 and the contingency phase 2 are to be in Tadcaster and will follow the site selection methodology referred to above. The Phase 3 (contingency) sites could be located outside the town and should be considered as part of the focussed engagement. • Phase 1 sites in/on edge of Tadcaster to be released on adoption of PLAN Selby. Phase 2 sites only released if less than one third of minimum dwelling requirement has been completed after 5 years of adoption of PLAN Selby and Phase 3 sites, on the edge of settlements will be released after 3 years of release of Phase 2, if completions are less than 50% of minimum dwelling requirement. • In order to accommodate the scale of growth required a review of current Development Limits will be undertaken and where a settlement is within or adjoining Green Belt a localised review of that boundary may also be undertaken. 	<p>The Site and Policies Local Plan – Initial Consultation 24 November to 19 January 2015</p>
<ul style="list-style-type: none"> • The SHLAA forms part of the evidence base for PLAN Selby and sets out potential land available for housing in the District that will inform the Site 	<p>Strategic Housing Land Availability Assessment</p>

KEY ISSUES	REFERENCE
<p>Allocations part of PLAN Selby.</p>	<p>(SHLAA), 2015</p>
<ul style="list-style-type: none"> The SHLAA identifies all sites (of 5 dwellings or more) on a map and provides an assessment of each site, in terms of its suitability, availability and achievability to determine whether a site is realistically expected to be developed. 	
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KEY ISSUES	REFERENCE
<ul style="list-style-type: none"> • The analysis in the Assessment indicates that the majority of demand for market housing will be for mid-market homes with 2 and 3 bedrooms and a strong demand for bungalows. This should inform strategic policy and the 'portfolio' of sites which are considered through the PLAN Selby. • The majority of the need for affordable housing is for 1- and 2-bed properties. This should inform strategic policy and the 'portfolio' of sites which are considered through the PLAN Selby • The needs evidence suggests that a 25%/ 75% split of affordable housing provision between intermediate and social/ affordable rented provision would be appropriate. • Demographic change likely to see a requirement for additional care/ support and specialist housing provision. Net need for 417 bed spaces. This should be considered in identifying potential sites in accessible locations. • Custom build - Council should set up register and identify plots in larger developments. 	

Please refer to the Tadcaster Natural & Heritage Environment Plan.

