

## **Statement by the Council for clarification purposes**

**In response to issues raised by Mr Johnson at the Core Strategy EIP**

**Wednesday 18 April 2012**

### **Land Supply Issues Sherburn in Elmet**

The following provides clarification of the relationship between SDLP allocations, the pending planning application and impact on the LDF.

The planning application site to which Mr Johnson refers is referenced as SHB/1B.

### **Selby District Local Plan**

The current development plan, the Selby District Local Plan (SDLP), was adopted in 2005 and policies saved in 2008.

The SDLP housing figures were originally based on the NY County Structure Plan and planned for a higher rate of development than current RSS targets.

Policy H1 of the SDLP states:

*“Provision will be made for land to accommodate about 620 dwellings per annum over the period 2005 to December 2006 inclusive. Beyond this date the annual build rate from the Regional Spatial Strategy will apply.”*

The subsequent RSS adopted 2008 included for Selby District, the annual target of 440 dpa.

This is much lower than the 620 dpa which was the basis of the SDLP, so although the annual target reduced after 2006, the SDLP allocations had already been based on a higher requirement.

SDLP Policy H2 allocated 2 sites in Sherburn with the following indicative capacities:

- SHB/1A for 165 dwellings
- SHB/1B for 900+ dwellings

SHB/1A was allocated in Phase 1 to be released immediately (now been completed) and SHB/1B was allocated in Phase 2.

The last paragraph of Policy H2A deals with the release of Phase 2 sites:

*“Sites allocated in Phase 2 will only be released after 2006 and only if monitoring shows a potential shortfall in relation to the then current required annual delivery*

*rate in the regional spatial strategy. The exception to this is the development in the remainder of allocation SEL/2, which is designated as a strategic site and will extend into Phase 2."*

### **Release of Phase 2 under the provisions of Policy H2A**

Annual monitoring of existing commitments (outstanding planning permissions) and allocations in July 2011 found that there was insufficient land to provide a 5 year housing land supply based on the 440 dpa RSS annual target.

As such the decision was made to release all of the Phase 2 sites by Full Council on the 13 September 2011 in accordance with the provisions of Policy H2A.

Further details of this process are provided in the Position Statement submitted to the Core Strategy EIP on 22 September 2011 (doc ref SDC/2).

In summary the Council released the Phase 2 sites, but that the actual numbers on each site be restricted in line with the Preferred Options Site Allocations DPD in order not to undermine the LDF process.

For the SHB/1B site this meant the site was capped at 282 dwellings.

The reasons why the SADPD considered that the site was suitable for only 282 dwellings are provided in that document. In summary, the SADPD aimed to provide (in line with the Publication Draft Core Strategy) new allocations of 498 dwellings across the settlement of Sherburn, but that in the light of views from the local community, development should be spread around the town amongst smaller sites and not just on one site, to seek to reduce the impact.

### **Selby District Submission Draft Core Strategy**

The Submission Draft Core Strategy provides for 498 dw in Sherburn on new allocations.

The Proposed Changes provide for about 700 dwellings from new allocations.

### **Theoretical implications on the land supply figures in Sherburn if there were to be a successful planning application of 600 dwellings on SHB/1B**

The requirement for 900 dwellings on SHB1/B was based on an annual target of 620 in the SDLP. It was allocated to meet the needs of that 15-year plan period which ran from 1991 to 2006.

The new Local Plan for the District (the Core Strategy) is seeking to provide for objectively needs of 450 dpa for the next 15-year plan period (2012 – 2027).

Policy CP2 at part C sets out that *"the options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered in a Site Allocations DPD"*.

As such, the next stages of the SADPD, in the light of the (then adopted) Core Strategy, will consider the most appropriate sites to allocate.

Prior to the release of the Phase 2 sites this would have been a straight forward process of reviewing all the options, including the SDLP remaining allocations.

Now that the site has been released, and assuming that there is no planning permission, the site would be assessed for its appropriateness and taken through the process. Ultimately when adopted, the SADPD new allocations in line with the Core Strategy requirements, would replace the SDLP allocations.

If it were the case that the current application for 600 dwellings were approved, then when the SADPD consider new allocations, it would at that stage, take account of any outstanding dwellings with planning permission in arriving at the remaining land to be found.

### **Implications for the SDCS Policy CP2**

As set out in Policy CP2 (Part A) the contribution of existing commitments (outstanding planning permissions) are deducted from the total minimum requirement leaving a net requirement to be found from new allocations.

The base date of Policy CP2 is March 2011. Any planning permissions since 1 April 2011 will not be taken into account within the policy as drafted.

It would be possible, by the time we come to adopting the Core Strategy later in 2012 that the policy could be amended again to up-date the base date to March 2012.

However, any planning permissions between 1 April 2012 and adoption would still not appear in the policy.

As described above the SHB1/B application (if successful) and all other planning permissions in all settlements in the intervening period would then be taken into account – offset against the new allocations required through the SADPD.

### **Conclusion**

The theoretical planning permission for 600 dwellings in Sherburn would not be on top of the requirement in Policy CP2 but taken into account as part of the calculations of new allocations required through the SADPD.

Although it would be possible to update the base date to 2012 prior to adoption (this would not pick up the SHB/1B site or others of course), the Council would only propose this approach if the Inspector's view would be that this would be only an 'additional modification'. The Council is in any case content that the 2011 base remains sound as it is merely a calculating method (which cannot be continually updated every year once the Plan is adopted..