

Selby District Submission Draft Core Strategy

30 September 2011

**Fourth Set of Proposed Editorial Changes and Minor Amendments**



**Fourth Set of Proposed Editorial Changes and Minor Amendments to the Submitted Version of the Core Strategy  
30 September 2011**

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

The table below lists the fourth set of editorial changes and minor amendments which the Council wishes to make to the Submitted version of the Core Strategy. The proposed changes are intended to correct anomalies, ensure consistency and provide clarification on points arising during the Independent Public Hearing. They specifically do not include changes in policy or regarding soundness as these are matters to be considered through the Examination process.

Unique Ref No URN	Paragraph/Policy	Change Required
PC4.1	<b>General</b>	<b>Renumber policies to avoid confusion between CP1, CP1A, CP2 and CP2A</b>
	<b>Section 4 Spatial Development Strategy</b>	
PC4.2	Para 4.3	Delete 'Although the Regional Spatial Strategy (RSS) was revoked by Government in July 2010', and 'former' in the first sentence, in order to clarify that RSS remains in force.
PC4.3	CP1 Part B	For further clarification insert ' <b>sequential approach to</b> ' after 'Where appropriate' to further amend the change proposed in the third set of minor amendments
	<b>Section 5 Creating Sustainable Communities</b>	
PC4.4	Para 5.10	Delete 'former' to clarify that RSS is currently in force.
PC4.5	Figure 8 (page 48)	Amend percentage figure for Selby to " <b>51%</b> " and for Designated Service Villages to " <b>28%</b> " to correct

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		an error in calculation ( <i>note: this simply reflects, as a proportion, the dwelling figures shown in Policy CP2 and does not change the actual distribution between settlements</i> )
PC4.6	CP2	Round all housing figures, and add percentages, as set out in the attached appendix, to reflect the strategic nature of proposals.
PC4.7	CP2A (xii)	Insert ' <b>and future</b> ' after 'the amenities of existing', and insert ' <b>and future</b> ' after 'viability of existing', in order to clarify that the policy applies to all residents and businesses.
PC4.8	Para 5.41	Delete 'emerging' in the first sentence as the Core Strategy has completed all stages of preparation.
PC4.9	CP3 A	Change all references to 'trajectory' to ' <b>housing target</b> ' to clarify that housing delivery will be measured against the established target.
PC4.10	CP3 B	Delete 'through a Supplementary Planning Document. Sites will be sourced from a Site Allocations DPD', to simplify the operation of the policy.
PC4.11	CP3	Delete the second paragraph of Part B as the provisions have been superseded
PC4.12	Para 5.69	Delete 'affordable' after 'as well as' in the first set of proposed minor amendments to clarify the meaning.
PC4.13	Para 5.93	Delete Para 5.93 and substitute the following text to more accurately reflect current circumstances ' <b>Evidence from the SHMA establishes an overall target of 30-50% intermediate housing and 50-70% for social rented housing. Following the introduction of the new affordable rented category further evidence is required to establish the required tenure split of new social</b>

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		<p><b>rented, affordable rented and intermediate housing for eligible households whose need are not being met by the market. This will be set out through a combination of SPD and future DPD documents as appropriate, based on the Council’s latest evidence of local need.’</b> This supersedes the proposed change in the third set of minor amendments.</p>
PC4.14	Para 5.96	<p>Insert a new paragraph after Para 5.96 comprising the third sentence of Para 5.97 plus the following <b>‘Provisions to ensure that current local residents or households with an existing employment or family connection are given priority will be articulated through a future Development Management DPD’</b>, to clarify how the policy will serve the needs of the local community.</p>
PC4.15	Para 5.101	<p>Delete ‘former RSS was’ and substitute <b>‘RSS is’</b> in the first sentence to clarify that the RSS is currently in force.</p>
PC4.16	Para 5.101	<p>Substitute <b>‘RSS notes’</b> for ‘RSS noted’ in the second sentence to clarify that the RSS is currently in force</p>
PC4.17	CP7	<p>For greater clarity, delete second paragraph and replace with: <b>“New pitches/sites should be located within a reasonable distance of local services such as a primary school, shops, medical facilities, or constitute an extension to an existing permitted site. The following criteria will need to be met:”</b></p>
PC4.18	CP7	<p>For clarity, delete criterion i) and replace with:</p> <ul style="list-style-type: none"> <li data-bbox="703 1235 2063 1343">i. <b>the pitch/site is not located within the Green Belt (unless very special circumstances can be demonstrated in accordance with national policy), and the pitch/site will not harm a locally important landscape area, an historic park and garden, an area of</b></li> </ul>

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		<b>archaeological importance, a site of acknowledged nature conservation importance or important wildlife movement areas;</b>
PC4.19	Para 5.114	Substitute <b>‘the production of Local Transport Plans’</b> for ‘their production of the emerging North Yorkshire third Local Transport Plan (LTP3)’, in the first sentence in order to improve accuracy, and substitute <b>‘The Local Transport Plan ’</b> for ‘This’ in the second sentence.
PC4.20	Para 5.118	Delete ‘supported the former Regional Spatial Strategy’ and substitute <b>‘supports the Regional Spatial Strategy’</b> to clarify that the RSS is currently in force.
PC4.21	CP8	Delete first paragraph and replace with <b>“Where infrastructure and community facilities are to be implemented in connection with new development, it must be in place or provided in phase with development.”</b> To clarify that the policy is not dealing with an assessment of infrastructure NEED, only the implementation of infrastructure that is already found to be necessary and deliverable.
PC4.22	CP8	Change “must” to <b>“should”</b> in first paragraph to provide flexibility
PC4.23	CP8	Add <b>“, and scheme viability”</b> to the end of the last paragraph.
	<b>Section 6 Promoting Economic Prosperity</b>	
PC4.24	CP9 ix	Insert <b>‘buildings and infrastructure on’</b> after ‘Supporting the re-use of’ to clarify the meaning of the

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		policy.
PC4.25	Para 6.41	<p>Insert new paragraph after 6.41 (with consequential re-numbering) as follows:</p> <p><b>“The 2009 Study assessed the need for further development for retail, commercial and leisure uses up to 2026. It also assessed deficiencies in current provision and the capacity of existing centres to accommodate new development. It provides the evidence for the strategic level policy (CP11) in the Core Strategy in relation to the retail hierarchy of the three main centres in the District. It will be also used as a starting point for developing more detailed site- specific and development management policies in further DPDs (for example reviews of the designated town centre boundaries currently established in the Selby District Local Plan) in association with any further updates. In the meantime the Study (or an update) can also be utilised by applicants and the Council when considering new town centre uses proposals.”</b></p>
PC4.26	Para 6.53	<p>Insert new paragraph after 6.53 (with consequential re-numbering) to amplify the supporting text to policy CP11 as follows:</p> <p>“Historically, there have been a number of regeneration schemes proposed for Tadcaster town centre, by the Council, landowners and the community. Unfortunately none of these have come to fruition. However the Council remains committed to the regeneration of the town centre and is willing to collaborate with other parties to support delivery of the Core Strategy objectives in this respect.”</p>
PC4.27	CP11	Delete ‘planned’ after ‘through environmental improvements’ in the second (Selby Town centre) bullet point to provide more flexibility.
PC4.28	CP11	In order to emphasise the regeneration aspects and widen the scope further than retail proposals,

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		delete the single bullet point at Tadcaster section and replace with: <ul style="list-style-type: none"> <li>• <b>Promoting the regeneration of the town centre</b></li> <li>• <b>Protecting and enhancing the attractive historic core.</b></li> </ul>
<b>Section 7 Improving the Quality of Life</b>		
PC4.29	Para 7.31	Substitute <b>'The Council has actively contributed to the Third North Yorkshire Local Transport Plan (LTP3)'</b> for 'The Council will also actively contribute to the preparation of the Third North Yorkshire Local Transport Plan(LTP3) and successor documents.'
PC4.30	CP12	Add <b>"In preparing its Site Allocations and Development Management DPDs,"</b> before "To Address the causes...." in the first sentence of Part A, for greater clarification.
PC4.31	CP12	Add <b>"where necessary or appropriate"</b> after "schemes should" at the end of the first sentence in Part B.
PC4.32	Para 7.43	Delete 'Following revocation of the Regional Spatial Strategy' in the first sentence to avoid ambiguity.
PC4.33	CP13 (a)	Delete "de-centralised and renewable or low carbon sources" and insert <b>"renewable, low carbon or decentralised energy sources"</b> in Part a), for greater clarification
PC4.34	CP13 (b)	Delete "locally produced energy from" in the last line of Part b) and replace with <b>"the following, for example"</b> to avoid ambiguity.

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PC4.35	CP13 (c)	Delete current wording in Part c) and replace with: <b>“Development schemes to employ the most up-to-date national regulatory standards for Code for Sustainable Homes on residential schemes, and BREEAM standards on non-residential schemes until such time as replaced by specific local requirements through further SPDs or DPDs”</b>
PC4.36	CP14 (i)	Delete “and” and insert “ <b>or</b> ” at the end of criterion (i), for greater clarification
PC4.37	Para 7.60	Substitute ‘ <b>support Regional Spatial Strategy policies</b> ’ for ‘supported former regional Spatial strategy policies’, to clarify that RSS is currently in force.
PC4.38	Para 7.61	Substitute ‘ <b>(2010-2015)</b> ’ for ‘(2005-2010)’ to reflect the latest version of the Sustainable Community Strategy.
PC4.39	CP15 3b	Insert ‘ <b>,and that unavoidable impacts are appropriately mitigated and compensated for, on or off-site</b> ’ after ‘ these features’.
PC4.40	CP15 3c	Delete ‘and ensuring any unavoidable impacts are appropriately mitigated and compensated for, on or off-site’.
PC4.41	CP16	Insert “ <b>where appropriate</b> ” at end of criterion d)
PC4.42	CP16	Delete text after bullet point i) and replace with: <b>“Development schemes should seek to reflect the principles of nationally recognised design</b>



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		<b>benchmarks to ensure that the best quality of design is achieved.”</b> to change the emphasis from a requirement to encouragement in line with Paragraphs 7.82, 7.83 and 7.84 relating to Building For Life, Lifetime Homes and neighbourhoods.
	<b>8. Implementation</b>	
PC4.43	Figure 13 CP2/CP2A	In the 'Proposed Indicators' column, 2nd paragraph, delete 'approved/' to avoid ambiguity.
PC4.44	Figure 13 CP3	In the 'Proposed Indicators' column, delete '/completed' and insert new text ' <b>Amount of new development approved by location (Selby, Sherburn in Elmet, Tadcaster, Designated service Villages and Secondary Villages)</b> ', to avoid ambiguity.
	<b>Appendix 1</b>	
PC4.45	Page 129	Delete 'the former Regional Spatial Strategy (RSS) did not' and substitute ' <b>RSS does not</b> ', to clarify that RSS is currently in force.
	<b>Glossary</b>	
PC4.46	Page 133	Delete reference to LGYH as this organisation no longer has responsibility for providing a regional planning vision for Local Authorities.
PC4.47	Page 136	Delete 'The Government has published proposals to abolish Yorkshire Forward in 2012. A new Local Economic Partnership is being set up for the Leeds, City Region', and replace with ' <b>Yorkshire</b>

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		<b>Forward is being abolished in 2012. Local Economic Partnerships are being established in the Leeds City Region and in North Yorkshire and York', for greater accuracy.</b>

## Policy CP2 The Scale and Distribution of Housing

**A. Provision will be made for the delivery of 440 dwellings per annum and associated infrastructure in the period up to 2026. After taking account of current commitments, housing land allocations will be required to provide for a target of ~~4864~~ 4,870 dwellings between 2010 and 2026, distributed as follows:**

Settlement / Settlement Group	Minimum Requirement %	Minimum Requirement Number 2010 – 2026	Indicative Total Annual Delivery Target	Contribution from Existing Commitments at 31.3.10*	New Allocations (dw)	New Allocation %
<b>Selby**</b>	51	3580	220	1240	2340	48.0
<b>Sherburn-in-Elmet</b>	9	650	40	150	500	10.3
<b>Tadcaster</b>	9	650	40	190	460	9.4
<b>Designated Service Villages</b>	28	1930	120	360	1570	32.2
<b>Secondary Villages***</b>	3	230	20	240	0	0.0
<b>Totals</b>	100	****7040	440	2180	4870	100

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

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

\*\*\* Contribution from existing commitments only.

\*\*\*\* Target Land Supply Provision (440 dwellings per annum x 16 years)

**B. In order to accommodate the scale of growth required at Selby 1,000 dwellings and 23 ha of employment land will be delivered through an urban extension to the east of the town, in the period up to 2026, in accordance with Policy CP2A. Smaller scale sites within and/or adjacent to the boundary of the Contiguous Urban Area of Selby to accommodate a further ~~1,350~~ 1,340 dwellings will be identified through a Site Allocations DPD.**

**C. Options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered in a Site Allocations DPD.**

**D. Allocations will be sought in the most sustainable villages (Designated Service Villages) where local need is established through a Strategic Housing Market Assessment and/or other local information. Specific sites will be identified through a Site Allocations DPD.**