

**North Yorkshire County Council**

**Business and Environmental Services**

**Executive Members**

**17 November 2017**

**Selby Local Plan - Pool of Sites Consultation**

**Report of the Assistant Director – Growth, Planning and Trading Standards**

**1.0 Purpose Of Report**

- 1.1 This report seeks to provide an overview of the current consultation by Selby District Council on their 'Pool of Sites' in order to facilitate discussion to finalise and agree a corporate response to the consultation.

**2.0 Background**

- 2.1 Selby District Council adopted their Core Strategy Local Plan in October 2013. The Core Strategy provides the overall strategic framework to direct development, how much and where, within the district. The PLAN Selby Sites allocation document seeks to identify enough land for the homes and employment and other development needed over the next ten years and identify exactly where this development will go, and help identify the infrastructure needed to enable development and other planning matters which will need to be considered and addressed.
- 2.2 An Initial Consultation took place between November 2014 and January 2015, followed by a Focused Engagement which took place between June and August 2015. North Yorkshire County Council has been consulted on and responded to the previous rounds of consultation, although due to the nature of the consultations, responses have been 'high-level' officer comments, and have welcome continued dialogue and engagement with the District Council under the requirements of the Duty to Cooperate.
- 2.3 This current consultation, the '[Pool of Sites](#)', presents a wider range of sites which are being considered for housing and employment, and seeks views on their suitability in order to help inform the final preferred site allocations document. The consultation is accompanied by a final 'Call for Sites' providing submitters, developers and interested parties the last opportunity to submit any sites that they consider could be suitable for development and should be taken through the site assessment process for possible inclusion in the plan.
- 2.4 The consultation is running between the 2nd October and 27th November. Following this consultation the next stage will to be prepare a full Draft Site Allocations Local Plan that will be published next year for consultation.

**3.0 Internal Consultation**

- 3.1 The consultation documents have been circulated to internal service areas to review and consider the implications the plan and any proposed sites may have on NYCC functions and interests.

3.2 Following receipt of comments from internal services a draft response will be prepared and circulated in order to facilitate discussion at the meeting.

#### **4.0 Key Elements of the Plan**

4.1 The Selby Core Strategy Local Plan sets the overall spatial approach and level of requirement for development up to 2027, including 7,200 new homes and between 37-52 hectares of employment land. The Core Strategy focuses growth into areas based on the use of the settlement hierarchy, with the primary focus on Selby and to a lesser extent towards Sherburn-in-Elmet and Tadcaster, as well as allowing some development within Designated Services Villages.

4.2 The Consultation seeks to identify sites to accommodate the required level of growth. In doing so, the evidence behind the consultation recognises that since its adoption in 2013 some of this requirement set out in the Core Strategy, particularly in the Designated Service Villages, has already been developed or has received planning permission. In addition, it recognises that there is a need to identify additional sites within Selby, due to deliverability issues and lead in times of strategic allocations within the Core Strategy, and to tackle matters of land availability within Tadcaster.

4.3 Furthermore, it goes on to state that as the plan evolves and the evidence is updated there may be a need to allocate additional sites to ensure that requirements will be met up to 2027. Therefore there is the need to establish the remaining level of provision that is needed to meet current planned requirements and identify suitable sites capable of being delivered within the plan period.

4.4 Therefore, the consultation seeks views on a the emerging approach to allocations and a number of key issues that need to be addressed in order to ensure that the sites taken forward are capable of being delivered and in the most appropriate locations. These include, but not limited to, the following matters:

- Distribution of allocations across the settlements, including consideration of a 'contingency element' to take account of changes in circumstances but still enable the appropriate level of development to be delivered.
- Allocate sufficient employment land to meet the upper assessment of employment land (52 hectares) requirement.
- Distribution of sites within the main settlements of Selby and Tadcaster
- An approach to managing development constraints in Tadaster
- Identifying any additional needs within Sherburn in Elmet within the plan period.

4.5 Notwithstanding the above, the consultation focuses primarily on the consideration of possible sites. The District Council established a Site Assessment Methodology (SAM) in 2015 which sets out the approach for considering sites to ensure that '*sites are available, suitable and can be delivered*'. A total of 516 sites have been put forward to Selby District Council for consideration.

4.6 Selby District Council are presenting all sites for consultation to allow as many people as possible to have their say and gather views and further evidence which will help inform decisions going forward.

#### **5.0 Next steps**

5.1 A draft response, drawing together comments from service areas, will be prepared and circulated to Members in advance of discussion at the meeting.

## **6.0 Recommendations**

- 6.1 Members are requested to note the content on this report and comment upon the draft formal consultation response which will be made available in time for the meeting.
- 6.2 It is recommended that Members agree the basis of the County Council's formal response to Selby District Council 'Pool of Sites' Consultation and delegate authority to the Corporate Director Business and Environmental Services (BES) to make final detailed amendments and ensure its formal submission.

MATT O'NEILL

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### Background Documents:

Selby 'Pool of Sites Consultation and Supporting Documents: <http://www.selby.gov.uk/sites-and-policies-local-plan-plan-selby>