

**North Yorkshire Local Access Forum****11 October 2017****Selby Pool of Sites Consultation****Report of the Secretary****1.0 Purpose of the Report**

- 1.1 To advise members of the current consultation by Selby District Council and to invite the Forum to consider its response to the consultation.

**2.0 Background**

- 2.1 Selby District Council is currently consulting on a Pool of Sites prior to the publication of a Draft Site Allocations Local Plan next year.
- 2.2 Selby District Council has invited the North Yorkshire Local Access Forum to participate in the consultation. The consultation can be viewed here:  
<http://www.selby.gov.uk/plan-selby-consultation>
- 2.3 Selby District Council is preparing a Site Allocations Plan to ensure it identifies enough land for homes and jobs and other development needs over the next ten years. The Pool of Sites consultation includes plans and initial assessments of all possible sites that could be included in the Site Allocations Local Plan next year. It shares current thinking about potential sites and asks for views on them. It is also a last opportunity to suggest new sites.
- 2.4 The Council has produced a Frequently Asked Questions document in relation to the consultation which is attached as background to the consultation.

**3.0 Responding to the consultation**

- 3.1 The closing date for the consultation is noon on Monday 27 November 2017.
- 3.2 It is suggested that the Forum adopts the usual approach to that applied for other recent consultations – ie that the relevant District Council liaison representatives and the Secretary work together to draft a summary of the Forum's views based on the discussion at the meeting, and adding any additional issues arising from consideration of the consultation documents. The draft response will then be circulated by email for members' comments prior to formal submission on behalf of the Forum by the given deadline.

**4.0 Recommendations**

- 4.1 That the Local Access Forum considers the content of any response it wishes to submit to the Selby Pool of Sites consultation.
- 4.2 That the relevant District Council liaison representatives and the Secretary prepare a draft formal response to the consultation, and circulate it by email for members' comments prior to submission on behalf of the Forum.

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**Background Documents:** None

## Frequently Asked Questions

For full details please go to [www.selby.gov.uk/PLANSelby](http://www.selby.gov.uk/PLANSelby)

### 1. Why do we need another plan?

- The 2013 Core Strategy provides an overall strategy for how much development is needed up to 2027, but relies upon a Site Allocations Local Plan to decide the precise amount of land and exactly where the sites should be “allocated” for future new developments. This will provide certainty for the community, landowners, developers and infrastructure providers.

### 2. What happened to PLAN Selby (*the plan we were consulting on 2014/2015*)?

- The Council previously consulted on a combined allocation and development management policies plan to be known as ‘PLAN Selby’ and since then have been collecting essential evidence to support the local plan preparation.
- The Council has now decided to take a new approach and produce PLAN Selby in two parts. These two local plans will together be called ‘PLAN Selby’ and alongside the Core Strategy will be the new local plan replacing the older Selby District Local Plan.
- The Council is now progressing the first part - the Site Allocations Local Plan.

### 3. What is the ‘Pool of Sites’ consultation?

- We are asking for views on a wide range of possible sites (the “Pool of Sites”) for housing, employment, town centre and other uses to ensure everyone has an opportunity to be involved in developing the detailed approach and helping decide exactly which sites we will need to allocate at the next stage.
- There are maps for each settlement or area showing where the sites are and tables providing a summary of what we know about the site.
- This consultation is not a draft plan - the full Draft Plan will be published next year for consultation.

### 4. So, how much new development do we need?

- The Pool of Sites document sets out how we calculate how much land we need for new sites over the next ten years once we’ve taken into account what’s already been built since 2011 as well as what has already been given planning permission.
- In broad terms this means we have to find land to accommodate a minimum of :
  - 1529 dwellings in Selby and 467 in Tadcaster over and above those already completed and those with planning permission.
  - 37-52 hectares of employment land
  - Town centre uses (retail / leisure) in Tadcaster and Selby
- We would also welcome views on whether we need to provide a ‘contingency element’ by over allocating sites beyond the minimum to allow for development not taking place, development at lower densities or other contingencies like meeting the five year housing land supply.

**5. Where will the new homes and employment sites be built?**

- Selby town (the Urban Area) will be the main focus for new housing, employment, retail, commercial, and leisure facilities to meet the District's needs.
- Tadcaster is a location where further housing, employment, retail, commercial and leisure growth will be provided to meet local needs.
- Development since 2011 means that Sherburn in Elmet has the potential to exceed its minimum target for housing.
- The 18 Designated Service Villages (the consultation document explains which these are) could also exceed their minimum targets for housing due to the number of homes that have been built or already got planning permissions.
- No allocations are proposed for the Secondary Villages.

**6. Will all the sites in the pool of sites be allocated for future development?**

- No. There are more than 500 sites in the overall 'pool'. The initial sift has discounted many sites that are not suitable. This leaves less than 150 possible sites in the Pool of Sites for further assessment; but not all of these will be needed to meet the targets set out in the consultation document.

**7. Are you proposing to build more houses in my village or town?**

- The Council has not decided which sites we need yet. This consultation is asking for views on all the sites which will help us narrow down the choices for the sites we'll need to put in the draft plan next year.
- It's not just about housing – we also need to find land for employment as well as town centre and other uses for Tadcaster and Selby.
- We must also consider whether there is a need to allocate sites for infrastructure (for example health care provision or schools).
- No decisions are being made at this stage on which sites are preferred. Many of the sites in the pool of sites will not be needed.

**8. I own a site that could be developed but is not shown on your maps.**

- The consultation is also an opportunity to put forward new sites into the assessment process. Let us have details of the site. Please go to our '[sites submission](#)' web page where you will find a form and further instructions.

**9. Will you change the Green Belt?**

- The district is affected by Green Belt only along its western edge with Leeds and northern edge with York.
- We do not know yet whether we will need to consider taking any land out of the Green Belt to meet development needs. This consultation will help determine if there is sufficient land that is suitable, available and deliverable in the right locations outside of the Green Belt and therefore whether we would need to look at Green Belt areas.

**10. Will you change Development Limits?**

- The proposed Site Allocations Local Plan will only deal with allocations for development. Current thinking is that there is no need to review Development Limits except as a consequence of where land already has planning permission or where a new site allocation is proposed.

**11. Will you review other designations in the plan for example open space or Strategic Countryside Gaps?**

- The Site Allocations Local Plan will only deal with allocations for development.
- The review of designations for other purposes, such as Strategic Countryside Gaps is not part of the consultation.

**12. What arrangements are you making to provide new infrastructure (schools/surgeries/roads)?**

- The Council has been working with all stakeholders from a very early stage to ensure the infrastructure requirements of all proposed new developments are provided.
- The Site Allocations Local Plan (to be prepared following the Pool of Sites consultation) will consider infrastructure needs linked to any proposed new allocations and will set out what improvements or extra infrastructure is required to be provided alongside the new development to support it – for example, access roads and sewage treatment.

**13. How does this relate to Neighbourhood Plans?**

- Neighbourhood Plans are prepared by local communities, normally covering the extent of the parish. Not all communities have a neighbourhood plan.
- Once adopted, Neighbourhood Plans and the local plan together make up the development plan for that area.

**14. How can I find out more and provide comments?**

- All the information you need is in the documents and on our website at [www.selby.gov.uk/PLANSelby](http://www.selby.gov.uk/PLANSelby)
- Printed copies of the main consultation document and the maps and summaries are available to read at the customer contact centre (Access Selby) in the Market Cross shopping centre in Selby, the Civic Centre Reception on Doncaster Road and at all the Libraries in the District.
- If you want to discuss anything about the sites with planning officers, there will be staffed exhibitions at venues in Selby, Tadcaster, Sherburn in Elmet, Drax and Eggborough. Details about dates, times and venues are on the website.
- Advice surgeries, where you can speak to an officer, will be held on Wednesdays during the consultation period at the customer contact centre – ‘Access Selby’ by appointment.
- Comments must be made in writing (preferably using the comments form which can be found on the website or from any of the above events).

**Comments must be received by us by noon on Monday 27 November.**