

**Feedback from**  
**Development Plans Committee (16 January 2024)**  
**and**  
**Selby and Ainsty Area Constituency Committee (19 January 2024)**  
**on**  
**Selby Local Plan**

**Development Plans Committee – 16 January 2024**

Members highlighted the following in relation to the report:-

- There was disappointment from some Members that the Heronby proposal was to be removed from the Plan as new settlements provide an appropriate strategy to ensure new development is planned along with infrastructure. A question was raised as to whether requirements could be met if the site is removed. It was explained that there some sites had been added as technical issues had been addressed however a significant buffer built into the target, which also excluded windfalls. It was noted that ongoing objections from City of York Council, and concerns raised by Highways, had led to Heronby being removed from the Plan, enabling the wider Selby Local Plan to progress as soon as possible. The forthcoming North Yorkshire Local Plan, which would replace the various Development Plans, would give further consideration to the Heronby Proposals.
- A Member raised concerns that an objection by City of York Council could have such a major influence on a Local Plan in North Yorkshire and suggested that the Heronby proposal be returned to the proposed Plan as this provided a holistic approach to development in the Selby area. In response it was stated that legal advice, from Counsel, emphasised that it would be difficult for the Heronby proposal to be reinstated while the objection remained, which would result in a further delay in the progression of the Plan, which would lead to difficulties in maintain control of speculative development in the Selby area.
- It was noted that work had commenced on the North Yorkshire Plan, with a Call for Sites taking place shortly, therefore the work on Heronby would continue in relation to this. The removal at this time was being proposed so as not to unduly delay the progression of the Selby Local Plan.
- Members emphasised the urgent need for housing development to ensure that local people could remain in their local areas and considered that the removal of Heronby did not support that.
- The timescales for the North Yorkshire Plan were outlined with an expected adoption date of 2028. Members noted that further consultation on the Heronby proposal would further delay the Selby Local Plan but considered that it was unlikely that anything would change in terms of including the scheme in the North Yorkshire Plan,

and that it would be better to negotiate and reconsult at this stage rather than push it back into the consultation stage for the North Yorkshire Plan.

- A Member highlighted the details outlined in the Selby Local Plan in relation to additional residential development at Hambleton, North Duffield and Eggborough. He suggested that infrastructure and facilities were required to assist these new developments, in those locations, as those currently in those areas were in danger of being overwhelmed. He stated that careful thought was required of these locations being sustainable as the fall-out from removing Heronby and extending the local villages to provide the housing development could create problems for those areas. Other Members highlighted their concerns regarding the extended development of existing villages and the impact of the existing residents and resources within those locations. It was suggested that new settlements were more able to develop the necessary infrastructure and facilities as part of their development, rather than tagging new development onto existing areas. It was also more appropriate for issues around Climate Change to be addressed through the development of a new settlement, as these could be built in, rather than try and retrofit existing properties.
- It was requested that greater clarity be provided in what was required from the Plan and how this was to be achieved in relation to Climate Change.
- A Member stated that he was totally opposed to the inclusion of Heronby as a development within any Local Plan, citing the current difficulties on the A19 which would only be exacerbated by the development of Heronby. He considered that the development of Heronby would only lead to further calls for a by-pass in that area. A Member suggested that input from National Highways was required in respect of the potential impact the development of Heronby would have on the A19 before this was further pursued.

**Resolved:-**

That the report be noted and the recommendation outlined within the report be submitted to the Executive, alongside the comments of the Committee, with a recommendation for approval.

(This was voted against by one Member of the Committee due to the continued pursual of the Heronby development)

**Selby and Ainsty Area Constituency Committee – 19 January 2024**

Members highlighted the following in relation to the report:-

- A Member requested the legal details that had been provided by Counsel in respect of the objection to the Heronby proposal from City of York Council be shared with Members of the Committee, as he had concerns that a neighbouring Local Authority could interfere with the North Yorkshire process. It was also stated that further details were required in relation to the nature of the objection. In response it was stated that it would be checked how the legal details could be shared with Members.
- Whilst agreeing that the highways issues made Heronby a difficult prospect a Member considered that a new settlement was the best solution to the housing

issues in the area. He noted that the extension of Burn had been mooted as a possible alternative to Heronby but was ruled out because of flood risk, however, the further extensions of Hambleton and Eggborough were continuing despite the flood risk at those locations. He also had concerns regarding the continued expansion of these local villages and considered a new settlement to be the best solution to this, therefore, Heronby with a highways' solution would be the best way forward. Other Members echoed this view emphasising the need to avoid turning local villages into small towns. It was also noted that the forthcoming Mayoral Authority would have a say in the highways situation, which could help to alleviate the current impasse with City of York Council.

- A Member referred to the proposals for Eggborough and raised concerns regarding the ambiguity and contradiction contained within the policies.
- The Member also raised concerns regarding the amount of affordable and social housing that was being provided in the area. He noted that the minimum figure for these was outlined to developers, but, in nearly all developments, this was the maximum achieved, with many well under the minimum requirement. He emphasised the need for affordable and social housing to prevent young people from leaving the Selby area due to housing costs. Other Members agreed and felt the provision of new settlements, with guaranteed levels of social and affordable housing included, would address this issue, however, concern was raised that any movement by the Committee to insist on this could delay the implementation of the Selby Local Plan. Moving forward without a Local Plan could leave the area open to piecemeal, uncoordinated development, with at least 5 years to wait until the overarching North Yorkshire Plan was in place. It was suggested therefore that the recommendation to support the Plan should be approved with a message that levels of affordable and social housing required a substantial increase.
- Thanks was given to officers to the answers provided following a number of concerns was raised in relation to the Heronby proposal. The Member suggested Heronby should be removed from consideration altogether due to its potential impact on the already busy junction of the A19 with the A64. However, as he felt it important that the Local Plan he suggested that the proposal should be agreed at this stage, with further discussions around the inclusion of Heronby in the North Yorkshire Plan undertaken at a later stage.
- A Member stated that he was supportive of the inclusion of Heronby in the North Yorkshire Plan provided that appropriate steps were taken to alleviate the traffic problems on the A19. He outlined his disappointment that the Environment Agency had blocked the potential Burn development for potential flooding issues when the other areas earmarked for development had similar issues.
- It was clarified that the legal advice was provided by the King's Counsel.
- In relation to the issues raised in respect of social and affordable housing a Member proposed the following motion, which was seconded:-

“The Selby and Ainsty Committee is concerned about the lack of affordable housing, both social renting and starter homes that enable young families to get on the housing ladder, in the emerging Selby Local Plan. We call upon the Executive to

delay the decision to put the plan out for consultation whilst the percentage of affordable housing, currently 13%, is looked at by senior officers and the Selby district councillors.”

Concern was raised that this may create an undue delay on the implementation of the Selby Local Plan. There was also concern around the 13% figure within the motion with regards to whether this was accurate, and whether Members could vote on this matter without having taken account of the full, and corroborated details for this. In relation to this it was noted that the adoption of the Plan had still to go through further processes, including public examination, therefore, the details would be checked and corroborated as the process moved forward.

A Member stated that affordable and social housing proposals often featured in the plans submitted by developers, but were watered down to a minimum level when the development actually took place. He emphasised that strong evidence was required that this type of housing was being built and that developers were maintaining their original proposals to provide an appropriate level of social and affordable housing.

Members agreed that the provision of social and affordable housing was important to the area but reiterated their concerns that the motion may cause an undue delay to the implementation process for the Selby Local Plan. Officers outlined the process and noted that any delay could mean it is overtaken by the development of the North Yorkshire Plan. The examination of the Selby Local Plan would provide an opportunity for issues such as this to be raised prior to implementation, however, delaying the current process could be problematic.

The Member who submitted the motion suggested that this provided a good opportunity to determine whether the Plan provided sufficient social and affordable housing and that position could be easily tested. In view of the remarks from other Members he agreed to add, “without unduly delaying the implantation process” to his motion. This was accepted and again seconded

#### **Resolved –**

- (i) The Selby and Ainsty Committee is concerned about the lack of affordable housing, both social renting and starter homes that enable young families to get on the housing ladder, in the emerging Selby Local Plan. We call upon the Executive to delay the decision to put the plan out for consultation whilst the percentage of affordable housing, currently 13%, is looked at by senior officers and the Selby district councillors, without unduly delaying the implantation process.

Voting on this motion was as follows:-

8 for, 7 against

- (ii) That the report be noted and the recommendation outlined within the report be submitted to the Executive, alongside the comments of the Committee, with a recommendation for approval.

Voting on this was as follows:-

9 for, 5 against, 1 abstention