

INTRODUCTION

BACKGROUND

- 1.1 The Town and Country Planning Act 1990 introduced a mandatory requirement for district wide local plans to be prepared for all areas. This document is the adopted District-Wide Local Plan for Selby District. It has been prepared in accordance with the Act and Town and Country Planning (Development Plan) Regulations.

DEVELOPMENT PLAN SYSTEM

- 1.2 The Local Plan should be read in conjunction with the adopted North Yorkshire County Structure Plan, including the Third Alteration to the Structure Plan (1995), and the Minerals Local Plan (1997) which are the responsibility of North Yorkshire County Council. The Plan is also compliant with the Regional Spatial Strategy for Yorkshire and The Humber (incorporating the selective review of RPG12) which was issued by the Secretary of State in December 2004. These documents jointly form the 'development plan' for Selby District.
- 1.3 Development Plans have a key role to play in providing a framework for consistent decision making, and in determining the future location of development, in a way which promotes the principles of sustainable development.
- 1.4 The Local Plan is intended to cover the period up to the end of 2006 although some sites have been identified for potential development beyond this period, through phasing.
- 1.5 Following changes introduced by the Planning and Compulsory Purchase Act 2004 Local Plans are being replaced with new style development plans, known as the Local Development Framework¹. In the interim the policies and proposals in the Selby District Local Plan are being 'saved', and will remain in force for up to three years (until 8 February 2008), or until replaced with new development plan documents.

ROLE AND PURPOSE OF THE LOCAL PLAN

- 1.6 The plan provides an up-to-date, comprehensive statement of planning policy for the whole District. It sets out the District Council's proposals for promoting, coordinating and controlling future development and use of land by:
- 1) Taking account of national planning advice and relating this to local circumstances.
 - 2) Developing the general policies of the North Yorkshire Structure Plan, and relating them to precise areas of land.

¹ The Local Development Framework will comprise a portfolio of development plan and other documents covering matters such as the core strategy, development control policies and land use allocations that will help deliver spatial planning for the area. The sequence for preparing these individual documents will reflect local priorities, and the first development plan documents are expected to be in place by 2007.

- 3) Providing a detailed and consistent basis for determining planning applications.
 - 4) Incorporating proposals for the necessary development and use of land at locations which do not compromise irreplaceable environmental resources.
 - 5) Providing guidance to enable long term coordinated planning and investment by public services, utilities and businesses.
 - 6) Establishing a framework for continued liaison with relevant organisations and securing public involvement in shaping local planning issues.
- 1.7 The Local Plan replaces the following statutory planning documents, so far as they relate to Selby District.
- The East Riding County Development Plan
 - The West Riding County Development Plan
 - The Selby Town Map (approved 1966)
 - The Sherburn in Elmet Local Plan (adopted September 1984)
 - The Rural Areas Local Plan (adopted June 1990)
 - The Rural Areas Local Plan, Alteration No 1 (Village Envelopes) (adopted September 1993)
- 1.8 It also replaces various locally approved planning documents including the informal Selby Area Local Plan (approved by the Council in 1982) and the York Green Belt Local Plan (approved by the County Council as interim policy in 1995).
- 1.9 The Plan complements other Council strategies and programmes such as the Housing Strategy, and the Corporate Plan which focuses on key issues such as affordable housing, environmental quality and safety, and the creation of employment opportunities. It also links with the Community Strategy for the area produced in partnership with other organisations.

LOCAL PLAN PROCESS

- 1.10 A Pre-Deposit Consultation Draft of this Plan was published in June 1995 for a ten week consultation which produced 2793 written responses from 963 individuals or organisations. A revised Plan, which took into account changes in local authority administrative boundaries in 1996 entailing the transfer of 13 parishes to the City of York Council, was placed on Deposit in July 1997. The Deposit Plan, together with 5 sets of proposed Pre-Inquiry Changes (published between October 1998 and May 2000) resulted in the submission of 4,172 individual objections.
- 1.11 An Inquiry was held into objections to the Deposit Draft Plan between July 1999 and March 2001, and the Inspector's Report was received in May 2002. This was published in June 2002 and the Inspector's recommendations were considered by the Council in April 2003. As a result a total of 585 Modifications to the Plan were placed on deposit in

June 2004 which produced a further 93 representations (including 57 objections).

- 1.12 After considering objections to the published Modifications in November 2003 the Council decided not to make any further modifications and to proceed to adoption. Following publication of the Notice of Intention to Adopt the Plan in December 2003 the Secretary of State decided to intervene because of concerns about the scale of greenfield housing in the Plan and Directed the Council to make changes to the housing delivery policies.
- 1.13 In order to satisfy the Direction further modifications were placed on Deposit for a six week period in August 2004. These principally concerned the phasing of housing allocations linked to monitoring and future needs, and the removal of any allowance for greenfield windfalls. After considering objections to the second set of Modifications in November 2004 the Council decided not to make further changes and to proceed to adoption.

FORMAT

- 1.14 The Local Plan is divided into three parts; general policies and proposals, detailed policies and proposals and the proposals map, which are cross referenced to each other.

(a) Part 1 – General Policies and Proposals (This Document)

- 1.15 Part One of the Local Plan establishes the broad planning strategy and general policies against which all development proposals will be considered, and the justification for them. The document is sub-divided into chapters as follows:-

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| The Strategy | - | This describes the Plan area, the key issues and the guiding principles which have shaped the overriding aims and objectives of the Plan. The development strategy for the Plan area is set out at the end of the chapter. |
| Topic Chapters | - | Individual topic chapters (such as housing and recreation) present the strategic framework, and principal issues and objectives which have influenced the formulation of policies. This is followed by policies and proposals which will apply throughout the entire Plan area. |
| Implementation | - | This sets out the means by which policies and proposals will be implemented, and identifies the organisations involved in the implementation of the Plan, and the envisaged timescale. |
| Monitoring and Review | - | Regular monitoring will be undertaken to identify where revision of policies is necessary to ensure that the Plan remains relevant and |

that an adequate supply of development land is available.

- Appendices - These provide more detailed technical information in relation to particular issues.

(b) Part 2 – Detailed Policies and Proposals

- 1.16 Part Two of the Local Plan incorporates site specific policies and proposals relevant to particular settlements and explains how the Local Plan strategy and general policies and proposals will apply to those settlements.
- 1.17 These “settlement statements” are arranged in alphabetical order and subdivided into sections providing information in relation to the location, form and character, housing and population of settlements, and the availability of employment opportunities, community and utility services. This is followed by consideration of the proposed planning strategy and presentation of detailed policies and proposals.
- 1.18 In a small number of cases site specific policies in respect of land outside existing settlements have been incorporated within individual settlement statements.
- 1.19 In the case of the remaining villages and hamlets which are not affected by site specific policies and proposals the general policies and proposals set out in Part One of the Local Plan will apply. Settlement statements for these settlements will be published at a later date for information purposes only.

(c) Part 3 – Proposals Map

- 1.20 The Proposals Map defines the location of site specific proposals and the areas to which particular policies will apply on an Ordnance Survey map base. It also provides a comprehensive index of all Local Plan policies and proposals. The Proposals Map comprises a map at 1:50,000 scale covering the entire Plan area, incorporating 72 Inset Maps at a variety of larger scales where it is necessary to show certain proposals in more detail.
- 1.21 The boundaries and reference number of each Inset Map are shown on the main Proposals Map. Inset Maps are arranged in numerical order. The District wide Proposals Map, and the Inset Maps for Selby, Tadcaster and Sherburn in Elmet are contained in the sleeve attached to the back cover.

INTERPRETATION

- 1.22 Part One and Part Two form the Written Statement of the Local Plan and must be read in conjunction with each other. For ease of reference, policies and proposals are preceded by a written justification and are distinguished from the rest of the text by being printed in bold text.
- 1.23 In many instances more than one policy or proposal is relevant to a particular issue. Applications for development will be considered against all relevant policies and it is essential that the plan is considered as a whole.

- 1.24 Whilst some cross referencing between policies is provided in the written justification, it is not possible to anticipate all circumstances. Cross referencing between policies themselves is generally avoided since there is a risk of implying that only those policies mentioned apply. Reference should therefore be made to the policy index at the front of Part One and Part Two of the Plan.
- 1.25 Policies and proposals are denoted on the Proposals Map as appropriate. Should there be any contradiction between the Written Statement and the Proposals Map then the Written Statement prevails.
- 1.26 'The phrase 'significant adverse effect' is used in policies throughout the Plan, to help establish tolerance limits when considering the potential impact of development proposals on the environment. For example, new development may often inevitably have some effect, however small, on certain aspects of the environment, such as residential amenity and the general character of the area, and to require proposals to have no adverse effect, could lead to an almost total embargo on new development. The wording is intended to acknowledge the need, when considering proposals, for a value judgement concerning the relative significance of any such impact, taking into account previous experience and the particular circumstances and nature of the proposal. Where there is a demonstrably harmful effect, which cannot be overcome by condition or planning obligation, planning permission will be refused.
- 1.27 In some cases, such as acknowledged nature conservation interests, there is less scope for flexibility and any adverse effect would normally be unacceptable. In such cases, a higher level of protection is implied and the phrase 'must not harm' is used within policies.
- 1.28 More detailed guidance on the operation of certain policies and complex proposals will be published in the form of Supplementary Planning Guidance. The District Council's requirements with regard to the development of major allocations will be amplified in a series of development briefs.