

Our Vision, Mission and broad Objectives

Our Vision for Selby District

The District Council's vision is to be engaged with its community, leading that community and being clearly at the hub of the community in delivering the Council's Mission. It wants to work with partner organisations in improving quality of life issues and to become the first class authority local people deserve.

Our Mission and Objectives

Our mission is:

**“To improve the quality of life for those
who live and work in the District”**

The mission statement has served the Council well for six years and continues to guide staff and Councillors and to keep us focused on delivering results for the people to who we wish “to be of service”.

In fulfilling that mission we have eight broad corporate objectives:

Economic

- 1 To facilitate and encourage quality sustainable enterprise and employment.
- 2 To act and lead by example as a reputable employer.

Environmental

- 3 To promote health and leisure provision.
- 4 To protect environmental quality and safety by promoting green issues.
- 5 To promote public health and awareness.

Social

- 6 To promote community safety.
- 7 To provide suitable, quality and affordable housing.
- 8 To provide for vulnerable residents.

As we work towards these objectives we will strive to make the best use of available resources, both within the authority itself and when we work in partnership with others.

Planning Strategy – Supplementary Information

INTEGRATION OF ENVIRONMENTAL OBJECTIVES AND DEVELOPMENT NEEDS

- 1 PPG12 (Development Plans and Regional Planning Guidance) suggests that Local Authorities should demonstrate how environmental considerations have been taken into account in formulating policies for development and transportation.
- 2 Whilst the policies and proposals in the Plan have not been subjected to a formal “environmental appraisal”, the integration of environmental objectives and development needs has been achieved in the following ways:
 - (1) *By carrying out an Audit of Environmental and Natural Resource Assets*
- 3 In order to address the issue of sustainable development, it is necessary to identify irreplaceable existing resources, the loss or depletion of which would be detrimental to the interests of future generations – otherwise known as “critical environmental capital”. Some of these resources in the Selby district have international as well as national significance, and include wildlife sites recognised by international conventions and EC directives, sites of special scientific interest (SSSIs) and scheduled monuments. Others, such as conservation areas and historic parks and gardens, have more local significance.
- 4 Where appropriate, deficiencies in information have been addressed through specific studies and research. These include a landscape appraisal, an assessment of historic parks and gardens, and a reappraisal of nature conservation sites in order to assess the scale of habitat losses since the Phase 1 Habitat Survey was published in 1988 and to assess the contribution made by non-statutory sites.
- 5 In order to develop a better appreciation of issues at local level, every village in the District has been appraised to identify key features that are worthy of retention. This exercise was supported by a questionnaire sent to all Parish Councils.
- 6 The results of some of these studies were summarised in a series of Issue Papers dealing with development issues and land requirements as well as environmental issues affecting both urban and rural areas. These were considered by the Council’s Planning Committee in order to establish a framework for the preparation of the Local Plan. The Papers were also made available to Parish Councils and the public.
 - (2) *Through a District Appraisal of Development Opportunities and Constraints*
- 7 A District wide assessment was undertaken, using sieve mapping techniques, to identify areas that are subject to environmental and other constraints, such as best and most versatile agricultural land, areas prone to flooding and areas subject to mining operations. This work was complemented by detailed information on individual settlements (obtained in conjunction with the village appraisals studies) such as infrastructure capacity and constraints, availability

of services and public transport and other technical and planning constraints to development.

- 8 The information was used to identify towns and villages that are capable of sustaining continued growth in accordance with criteria identified in the Structure Plan. It also revealed those settlements that cannot sustain significant growth owing to a combination of factors such as their sensitive form and character or other environmental considerations, remoteness from employment opportunities and public transport, or limited service base.

(3) In connection with a Potential Site Development Study

- 9 Settlements considered capable of accommodating further development, consistent with environmental objectives, were subject to further evaluation in order to assess the scope for continued infilling and development within existing development limits, and the potential for peripheral growth. A detail environmental and technical appraisal of potential development sites was undertaken, in consultation with a wide range of organisations, to assess the likely effects of development against a range of factors, including the potential impact on agricultural land, nature conservation and archaeological interests, travel patterns and the effects on the character of settlements and surrounding countryside. This has ensured that environmental factors have been fully taken into account in deciding which sites to allocate and how best to mitigate any harm likely to be caused through development.

(4) Through an evaluation of Spatial Development Options

- 10 In considering the response to the public consultation exercise, particular attention has been paid to the comparative impact of development at different locations by carrying out a further environmental and technical appraisal of allocated sites and alternative sites suggested by objectors.
- 11 A review of spatial development options has also been undertaken. The options considered by the Council's Planning Committee include consolidation of existing built up areas, peripheral growth (affecting all settlements), expansion of selected settlements, and new settlements. The evaluation assessed the positive and negative aspects of different forms of development against a range of criteria including the desirability of reducing the need to travel, environmental capacity, the potential contribution to economic development and marketability.
- 12 This analysis was assisted by studies undertaken jointly by the County Council and District Councils in North Yorkshire to help inform the "roll forward" of Regional Planning Guidance.

(5) Through the Incorporation of Environmental Safeguards in Policies

- 13 Environmental considerations appear prominently in most policies, most usually as criteria to be considered in determining planning applications.
- 14 The District Council places considerable value on the advice of national and local organisations that are concerned with the environment and natural resources. These organisations have been consulted during the preparation of the Plan. Responses at pre-deposit consultation stage revealed few policy omissions from the Plan, although amendments to policy wording have been

made in order to strengthen or clarify certain policies in the light of environmental concerns.

- 15 The expertise of these bodies will continue to be sought to ensure that environmental issues are properly addressed and that policies and proposals do not have unforeseen adverse environmental effects.

(6) *By carrying out an Audit of brownfield sites and undeveloped land within settlements*

- 16 The District Council acknowledges the importance of recycling land and concentrating development within existing urban areas. Additional work is being undertaken to assess whether there is scope for increasing the contribution made to housing land supply from within existing settlements above the level anticipated in the Plan. This may help reduce the future scale of planning development on greenfield sites, but will need to be weighed against the desirability of safeguarding the character and amenity of existing settlements.

Notes on the application of the standards

- 1 Plans defining the urban areas and market towns can be found in the appropriate Local Plan
- 2 These are maximum parking standards, with different values dependent on accessibility to public transport proximity of differing land uses and location.
- 3 A flexible approach should be taken in using the standards so that each development proposal is assessed on its merit. A lower parking provision may be appropriate, particularly in more central locations where public transport provision is greater, depending on the circumstances of each case. This should be established from early discussions with the highway authority.
- 4 Operational parking space is defined as the space required for cars and other vehicles regularly and necessarily involved in the operation of the business of particular buildings. It includes space for commercial vehicles delivering goods to or collecting them from the buildings, space for loading and unloading and for picking up and setting down of passengers
- 5 Where no operational requirement is specified, adequate provision for servicing must be provided. This should include sufficient space to allow the maximum number and size of vehicles likely to serve the development at any one time to manoeuvre with ease and stand for loading and unloading without inconvenience to other users of the site.
- 6 Staff requirements quoted refer to the likely maximum number of staff to be present on site at the busiest time.
- 7 In a number of cases, new development will incorporate more than one land use. In these circumstances, the standards applicable to each use simultaneously will be demanded.
- 8 All parking layouts must be designed in such a way that pedestrian and cyclist safety and convenience have absolute priority.
- 9 Where a specific category is not listed standards will be determined by negotiation.

PARKING STANDARDS

	Land Use	Use Class	Cycle Parking (Minimum)	Operational Requirement	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Rural Areas	Market Towns	Urban Areas
1	Education						
	(a) Nursery Schools	D1	1 space/5 staff	Facility for contract buses and parents to pick up and set down as appropriate School Travel Plan	1 space/1 staff Visitors 1 space/6 staff	Staff 1 space/2 staff Visitors 1 space/6 staff	Staff 1 space/2 staff Visitors 1 space/6 staff
	Primary and Secondary Schools	D1	1 space/5 staff Students 1 space/5 students	Facility for contract buses and parents to pick up and set down as appropriate School Travel Plan	1 space/1 staff Students 1 space/5 Sixth Formers	Staff 1 space/2 staff Students- 1 space/15 Sixth Formers	Staff 1 space/2 staff Students- 1 space/20 Sixth Formers
	Sixth Form Colleges and Colleges of FE	D1	1 space/5 staff Students 1 space/5 students	School Travel Plan	Staff 1 space/1 staff Students 1 space/5 students	1 space/2 staff Students 1 space/15 students	Staff 1 space/2 staff Students 1 space/20 students
2	Medical						

	Land Use	Use Class	Cycle Parking (Minimum)	Operational Requirement	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Rural Areas	Market Towns	Urban Areas
	(a) Health Centres Doctors' Surgeries Veterinary Surgeries Dentists' Surgeries	D1	1 space/3 consulting rooms	1 space/doctor or nurse Facility for patients to be picked up and set down as appropriate Disabled parking	Staff 1 space/every 3 other staff Patients 2 spaces / consulting room	Staff 1 space/every 5 other staff Patients 1 space/consulting room	Staff 1 space/every 5 other staff Patients 1 space/ 2 consulting rooms
3	Libraries/Museums/Art Galleries						
		D1	1 space/300 m ² GFA as appropriate	Space for mobile library van as appropriate.	Staff 1 space/2 members of staff Visitors 1 space/ 30 m ² GFA	Staff 1 space/3 members of staff Visitors 1 space/50 m ² GFA	Staff 1 space/4 members of staff Visitors 1 space/70 m ² GFA
4	Business Use						
	(a) Office	B1/A 2	1 space/150 m ² GFA	space for deliveries	1 space/30 m ² GFA	1 space/40 m ² GFA	1 space/50 m ² GFA
	(b) Banks		1 space/150 m ² GFA	1 suitably located space to accommodate security van for banks and building societies and other deliveries in a town centre location			
5	Industry						
	(a) Manufacturing	B2 to B7	Staff 1 space/200 m ² GFA Customers 1 space/500 m ² GFA	1 service vehicle space/500 m ² GFA	1 space/50m ² GFA	1 space/75 m ² GFA	1 space/75 m ² GFA

	Land Use	Use Class	Cycle Parking (Minimum)	Operational Requirement	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Rural Areas	Market Towns	Urban Areas
	(b) Warehousing	B8	1 space/ 400 m ² GFA	1 service vehicle space/250m ² GFA	Staff/Visitors 1 space/200m ² GFA Plus for office areas 1 space/30m ² GFA	Staff/visitors 1 space / 300 m ² GFA Plus for office areas 1 space / 40 m ² GFA	Staff/visitors 1 space / 400 m ² GFA Plus for office areas 1 space / 50 m ² GFA
	(c) Offices		1 space/150 m ² GFA		1 space/30. m ² GFA	1 space/40 m ² GFA	1 space/50 m ² GFA
6	Hotels/Motels						
	(Defined as 20 or more beds)	C1	1 space/10 bedrooms	1 space/resident member of staff. Coach pick up/set down. Taxi/car pick up/set down. Space for deliveries.	Guests 1 space/ bedroom and 1 coach space/100 bedrooms Staff 1 space/3 non-residential staff (plus requirement for public facilities)	Guests, Non residential staff 1 space/2 bedrooms (plus requirement for public facilities)	Guests, Non residential staff 1 space/2 bedrooms (plus requirement for public facilities)
7	Guest Houses						
	(Defined as under 20 beds)	C1	Space/ 10 bedrooms	1 space/resident member of staff	Guests 1 space/ bedroom	Guests 1 space/ 2 bedrooms	Guests 1 space/ 2 bedrooms
8	Restaurants						

	Land Use	Use Class	Cycle Parking (Minimum)	Operational Requirement	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Rural Areas	Market Towns	Urban Areas
		A3	1 space/ 50 m ² PFA (minimum 4 spaces)	Taxi/car pick up/ set down space for deliveries Note: these standards may be varied for town centre sites depending on the availability of public car parking	Staff 1 space/3 staff Customers 1 space/ 4 seats or 1 space/5m ²	Staff 1 space/4 staff Customers 1 space/8 seats or 1 space/10m ²	Staff 1 space/5 staff Customers 1 space/12 seats or 1 space/20m ²
9	Public Houses/Licensed Clubs						
		A3	Space/ 10 m ² PFA	Space for deliveries Note: these standards may be varied for town centre sites depending on the availability of public car parking	Staff 1 space/3 staff Customers 1 space/ 2 m ² public space	Staff 1 space/4 staff Customers 1 space/4 m ² public space	Staff 1 space/5 staff Customers 1 space/8 m ² public space
10	Public Halls/Places Of Assembly/ Community Centres/Places Of Worship						
		D1	1 space/25 m ² GFA	space for deliveries	1 space/22 m ² GFA	1 space/25 m ² GFA	1 space/50 m ² GFA
11	Garages/Service Stations/Car Repair Workshops						

	Land Use	Use Class	Cycle Parking (Minimum)	Operational Requirement	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Rural Areas	Market Towns	Urban Areas
		None	Staff 1 space/6 staff	1 space/ breakdown/ towing vehicle. Where Car Wash is provided, space for 5 cars to wait	Staff 1 space/2 staff Car Repairing/ Servicing 4 spaces/repair bay Sales 1 space/4 cars displayed Parts 1 space/25m ² GFA Paint/Body Shop 1 space/20m ² GFA	Staff 1 space/3 staff Car Repairing/ Servicing 4 spaces/repair bay Sales 1 space/4 cars displayed Parts 1 space/25m ² GFA Paint/Body Shop 1 space/20m ² GFA	Staff 1 space/4 staff Car Repairing/ Servicing 4 spaces/repair bay Sales 1 space/5 cars displayed Parts 1 space/40m ² GFA Paint/Body Shop 1 space/20m ² GFA
12	Motorist Centres						

	Land Use	Use Class	Cycle Parking (Minimum)	Operational Requirement	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Rural Areas	Market Towns	Urban Areas
	(tyre/exhaust fitting etc)	None	1 space/6 staff		Staff 1 space/2 staff Users 2 spaces/ repair bay	Staff 1 space/3 staff Users 2 spaces/repair bay	Staff 1 space/4 staff Users 2 spaces/repair bay
13	Retail						
	(a) Town Centre/ Neighbourhood shops	A1	Staff 1 space/ 200 m ² GFA Customers 1 space/ 100 m ² GFA	1 service vehicle space/500 m ² GFA	1 space/30 m ² GFA shared in a public parking area & not allocated to individual units	1 space/40 m ² GFA shared in a public parking area & not allocated to individual units	1 space/50 m ² GFA shared in a public parking area & not allocated to individual units
	(b) Supermarkets (under 1000m ² GFA)	1	Staff 1 space/ 200 m ² GFA Customers 1 space/ 500 m ² GFA	1 service vehicle space/500 m ² GFA	1 space/14 m ² GFA	1 space per 20 m ² GFA	1 space per 25 m ² GFA

	Land Use	Use Class	Cycle Parking (Minimum)	Operational Requirement	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Rural Areas	Market Towns	Urban Areas
	(c) Superstores (over 1000 m ² GFA)	A1	Staff 1 space/ 200 m ² GFA Customers 1 space/ 750 m ² GFA	1 service vehicle space/750m ² GFA	1 space/14m ² GFA	1 space per 18 m ² GFA	1 space per 20 m ² GFA
	(d) DIY Stores/Retail Warehousing	A1	Staff 1 space/ 200 m ² GFA Customers 1 space/ 750 m ² GFA	1 service vehicle space/500m ² GFA	1 space/20 m ² GFA	1 space/25 m ² GFA	1 space/30 m ² GFA
	(e) Garden Centres	A1	Staff 1 space/ 200 m ² GFA Customers 1 space/ 750 m ² GFA	1 service vehicle space/1000m ² GDA (Gross Display Area)	Staff 1 space/100m ² GDA Customers 1 space/ 25m ² GDA	Staff 1 space/100m ² GDA Customers 1 space/25m ² GDA	Not Applicable
14	Entertainment						
	(a) Cinemas and Theatres excluding multiplexes	D2	1 space/ 50 seats	Space for coaches to pick up and set down as appropriate. Space for deliveries	Staff 1 space/3 staff Patrons 1 space/5 seats	Staff 1 space/4 staff Patrons 1 space/10 seats	Staff 1 space/5 staff Patrons none

	Land Use	Use Class	Cycle Parking (Minimum)	Operational Requirement	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Rural Areas	Market Towns	Urban Areas
	(b) Dance Hall/Discotheque	D2	1 space/ 50 m2	Space for deliveries Note: these standards may be varied for town centre sites depending on the availability of public car parking	Staff 1 space/3 staff Patrons 1 space/ 10 m ² public floor area	Staff 1 space/4 staff Patrons 1 space/ 20m ² public floor area	Staff 1 space/5 staff Patrons none
15	Sports/Leisure						
	(a) Indoor/Outdoor Stadia inc Rugby League/ Football Stadia / Cricket Grounds	D2	Staff 1 space/10 staff Players & Spectators 1 space/ 10 staff	Coaches for players	Staff 1 space/2 staff Players/ Competitors 1 space/2 players Spectators 1 space/5 seats 1 coach space/ 500 spectators	Staff 1 space/3 staff Players/ Competitors 1 space/2 players Spectators 1 space/15 seats 1 coach space/500 spectators	Staff 1 space/4 staff Players/ Competitors 1 space/2 players Spectators 1 space/15 seats 1 coach space/500 spectators
	(b) Sports/Leisure Centres	D2	Staff 1 space/10 staff Players & Spectators 1 space/ 10 staff		Staff 1 space/2 staff Players 1 space/2 players 1 coach space/ 4 pitches plus suitable spectator provision	Staff 1 space/3 staff Players 1 space/2 players 1 coach space/ 4 pitches plus suitable spectator provision	Staff 1 space/4 staff Players 1 space/4 players 1 coach space/ 4 pitches plus suitable spectator provision

	Land Use	Use Class	Cycle Parking (Minimum)	Operational Requirement	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Rural Areas	Market Towns	Urban Areas
	(c) Swimming Pool/Skating Rink	D2	Staff 1 space/10 staff Players & Spectators 1 space/ 10 staff		Staff 1 space/2 staff Patrons 1 space/10m ² pool/rink Spectators 1 space/10 seats & 1 coach space	Staff 1 space/3 staff Patrons 1 space/10m ² pool/rink Spectators 1 space/10 seats & 1 coach space	Staff 1 space/4 staff Patrons 1 space/20m ² pool/rink Spectators 1 space/20 seats & 1 coach space
	(d) Golf Courses	D2	Staff 1 space / 10 staff		1 space/2 staff 3 spaces/hole Bar and Restaurant to be assessed separately	N/A	N/A
16	Residential – Special						
	(a) Frail Elderly/Nursing Homes (restricted to elderly 60/65+)	C2	1 space/ 6 staff	Staff 1 space/staff resident 1 space/2 non-resident plus Ambulance/ customised transport	1 space/5 residents	1 space/5 residents	1 space/5 residents

	Land Use	Use Class	Cycle Parking (Minimum)	Operational Requirement	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Rural Areas	Market Towns	Urban Areas
	(b) Sheltered Accommodation (restricted to elderly 60/65+ and restricted to 1 bedroom units)	C2	1 space/ 10 staff	Staff plus Ambulance/ customised transport	1 space/4 units 1 space/resident	1 space/4 units	1 space/4 units
	(c) Semi-Retirement Accommodation (where individual units are self-contained)	C2		Staff 1 space/2 non-resident Visitors 1 space/unit	1 space/10 units	1 space/10 units	1 space/10 units
	(d) Student Accommodation	C2	1 space/ 5 units	1 space/3 students	Visitors 1 space/10 students	Visitors 1 space/10 students	Visitors 1 space/10 students
	(e) Community Housing for the Handicapped	C2		Staff 1 space/resident member of staff Residents 1 space/4 residents (physically handicapped only) plus Ambulance/customised transport	Staff 1 space/3 non resident members of staff Visitors 1 space/10 units	Staff 1 space/4 non resident members of staff Visitors 1 space/10 units	Staff 1 space/5 non resident members of staff Visitors 1 space/10 units

	Land Use	Use Class	Cycle Parking	Rural Areas	Vehicular Parking		
					Non Operational Requirements (Maximum)		
					Market Towns	Inner Urban Areas	Visitors
17	Residential – Non Special						
	(a) Dwelling 4 or more bedrooms	C3	No specific provision	3 spaces	2 spaces	2 spaces	1 designated casual visitor parking space per 5 dwellings for shared access roads or estate roads with a carriageway width of less than 5.5 metres. These must be contiguous with the highway and must not be conveyed to an individual dwelling.
	(b) Dwelling 3 bedrooms	C3	No specific provision	2 spaces	2 spaces	2 spaces	
	(c) Dwelling 2 bedrooms	C3	No specific provision	2 spaces	1 space	1 space	
	(d) Dwelling 1 bedroom	C3	No specific provision	1 space	1 space	1 space	
				For estates with more than 50 dwellings an average of 1.5 spaces per dwelling should be provided.			
(e) Houses in multiple occupation/ Bedsitters	C3	1 per unit	1 space/ bedroom	1 space/ bedroom	1 space/ bedroom		