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Forward Planning Team
City of York Council
West Offices
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Date: 14/10/21

Ms Caroline Skelly,
Planning Policy Team,
Selby District Council,
Civic Centre,
Doncaster Road,
Selby,
YO8 9FT

Via email only

Dear Ms Skelly,

Local Plan Evidence Base Consultation 2021

Thank you for inviting the City of York Council to comment on the above Consultation. Our comments below relate to the Stage One Green Belt Review: Exceptional Circumstances (September 2021).

We note the Stage One Green Belt Review and welcome its outcomes. We particularly note Selby District Council's demonstration in this Stage 1 review the ability to accommodate all the development requirements over the plan period in sustainable locations outside the York and Leeds Green Belts. It is also noted that the Council's HEDNA recommends 110.2ha of employment land provision to 2040, and a minimum of 382 dwellings per annum (exceeding the figure of 342 dwellings per annum, using the Government's current standard methodology), to support the level of growth proposed. Including a proposed buffer, this would equate to a total of 8,040 new dwellings over the plan period from 2020 to 2040. We also recognise that through the Council's 'Call for Sites', 213 non-green belt sites have passed the initial sift, providing a total of up to 525ha of employment land and over 31,000 dwellings, demonstrating that there is potentially sufficient suitable and available land for development outside the Green Belt, with the capacity to far exceed the District's objectively assessed needs for both housing and employment. Subject to the preferred options and quanta chosen, we would be pleased to continue discussions regarding cross boundary implications of development.

City of York Council also supports Selby District Council's intention to make minor changes to the Green Belt boundaries in terms of tidying up the Green Belt boundaries where there are cartographic errors and minor anomalies; we

understand that this will be set out in a Minor Green Belt Boundary Amendment paper in due course. In order to retain consistency for the elements of the York Green Belt boundary as a whole, we suggest that the SDC adopt a similar approach to the permanency criteria set out in our evidence base - the TP1 Approach to defining York's Green Belt Addendum 2021 (EX/CYC/59) and Annex 2 'York Green Belt Outer Boundary' (EX/CYC/59b), as set out in the links below.

<https://www.york.gov.uk/downloads/file/6526/ex-cyc-59-topic-paper-1-approach-to-defining-green-belt-addendum-january-2021>

<https://www.york.gov.uk/downloads/file/6529/ex-cyc-59b-topic-paper-1-green-belt-addendum-january-2021-annex-2-outer-boundary>

Given the evidence set out in the Stage One Green Belt Review, wherein there are sufficient sites which are available, viable and sustainable outside the York and Leeds Green Belts, it is agreed that there would be no obligation at this stage to undertake Stages 2 and 3 of a Green Belt Review.

We continue to note that there is an intention by Selby District Council to progress a new settlement as part of the proposed spatial strategy to deliver housing needs. We understand that this work is currently progressing and would welcome further engagement with City of York Council when appropriate. We would particularly like early engagement should a new settlement or growth be preferred in the vicinity of Escrick village, to discuss potential impacts on related cross-boundary infrastructure (particularly the A19 corridor).

We trust these comments are helpful. Should you need any clarification of our comments, please let me know.

Yours Sincerely

Alison Cooke

Alison Cooke
Head of Strategic Planning Policy