



CHARTERED TOWN PLANNERS

**Selby District Council
Local Plan**

**The Sites and Policies
Local Plan**

**Let's Talk Plan Selby
Summer 2015
Consultation**

**Representations on behalf
of Industrial Chemicals
Ltd**

August 2015

Selby District Council
The Sites and Policies Local Plan
Let's Talk Plan Selby Summer 2015 Consultation

Representations made on behalf of Industrial Chemicals Ltd

LAWSON PLANNING PARTNERSHIP
LTD

882 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

t: 01206 835150
f: 01206 842872

Lawson Planning Partnership Ltd Reference GB/144

August 2015

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or part without the written consent of the Lawson Planning Partnership Ltd

Contents	Page No
1. Introduction	4
2. Background to the Chemical Works Site	5
3. ICL's Relocation and Redevelopment Proposals	6
4. Draft Employment Land Review	7
5. A Framework for Site Selection	7
6. Summary and Conclusions	9

Appendices

Appendix 1 – Site & Ownership Plan

Appendix 2 – Site Context Plan

Appendix 3 – Indicative Site Layout Plans

Appendix 4 – Site Selection Methodology Assessment Table

1. Introduction

- 1.1 This Statement contains representations made on behalf of Industrial Chemicals Ltd (ICL) in respect of Selby District Council's Sites and Policies Local Plan entitled 'Let's Talk Plan Selby Summer 2015', currently the subject of a consultation exercise.
- 1.2 Lawson Planning Partnership Ltd (LPP) was instructed in 2013 by the owners of Industrial Chemicals Ltd to advise on planning policy and development management matters concerning related development proposals at Selby Chemical Works, Bawtry Road, Selby.
- 1.3 In October 2013, Selby District Council invited developers and land owners the opportunity to put forward potential development sites as part of the Council's Strategic Land Availability Assessment (SLAA) 'Call for Sites' consultation exercise.
- 1.4 On behalf of ICL, LPP put forward the existing chemical works site and adjacent greenfield area of land to the south for inclusion in the SLAA as a sustainable housing development site capable of accommodating new homes.
- 1.5 In January 2015, LPP submitted representations in response to Selby District Council's Sites and Policies Local Plan document entitled 'Plan Selby, Delivering the Vision – Initial Consultation'. These representations set out the background to the Chemical Works Site, ICL's relocation and redevelopment proposals and explained that the site would be available and deliverable during the plan period, and is suitable for residential development.
- 1.6 Selby District Council are currently seeking views on a number of draft studies and this statement provides comments on the following draft studies:
 - Draft Employment Land review dated June 2015, prepared by GVA Grimley Ltd; and
 - Plan Selby Site Allocations: A Framework for Site Selection dated 24th June 2015, prepared by Arup.
- 1.7 This statement also refers to and supports the principle of the site selection methodology outlined within the 'Framework for Site Selection' document, covering stage 1 – Initial Shift, Stage 2 – Quantitative Assessment; and Stage 3 – Qualitative Assessment. Details concerning stage 4 – Deliverability of the site are also provided. The ICL site has also been assessed against the Framework for Site Selection criteria.
- 1.8 In summary, this Statement concludes that the proposed allocation of the site for residential purposes represents a deliverable and sustainable development

scheme, capable of making a significant contribution to the housing land supply for the District over the Local Plan period.

- 1.9 It is therefore requested in this Statement that the Council includes the site as a housing land allocation in the Sites and Policies Local Plan.

2. Background to the Chemical Works Site

- 2.1 The site is located within the defined urban development boundary of Selby, to the south of Selby Town Centre. The site is accessed from the Bawtry Road (A1041) which links via the A63 and A19 to the main trunk road network at the M62 junction (linking to the A1M and M18), 6 miles to the south (see site context plan at Appendix 2).
- 2.2 The site covers a total area of 14.7 hectares (36 acres) and comprises a combination of previously developed land (PDL) (approximately 50% site coverage and greenfield land (50%) and is under the sole control of the owners of Industrial Chemicals Ltd (see site plan at Appendix 1).
- 2.3 The site falls into three general areas:
- An established general industrial area currently in use by ICL (6.352 hectares, 15.697 acres);
 - A green field area located to the south of the established industrial area (7.629 hectares, 18.851 acres); and
 - A residential area comprising 12 mostly vacant terraced houses and associated former amenity areas along with a separate grassed area likely to have contained further terraced houses (0.726 hectares, 1.793 acres).
- 2.1 Abutting the chemical plant to the east is Selby Canal and to the West is the Selby to Doncaster railway line. The site is conveniently located near to the town centre and is served by a good range of employment and community facilities including schools, shops and open spaces all of which are accessible by public transport (including bus and train services), walking and cycling. Further details on the site's accessibility to local services and facilities is covered in the LPP Assessment Table, at Appendix 4. A plan showing the site's location, context and relationship with the town centre is included at Appendix 2.
- 2.2 The established chemical works site has been operated by ICL since 2011. ICL is a successful, established business which supplies chemicals for water treatment and the supply of commodity chemicals to the steel, manufacturing, food and paper making industry.

- 2.3 The established chemical plant operates up to 24 hours a day, 365 days a year (subject to demand) and currently employs 49 staff that operate from this location. The plant manufactures a range of products which are supplied to the detergent, paper, water treatment, animal feed and chemical industries.
- 2.4 The northern part of the site has been used for industrial purposes since the 1900's and contains an extensive range of buildings used for industrial and storage purposes, including ancillary offices. Many of these buildings no longer meet the operational requirements of ICL and are redundant.

3. ICL's Relocation and Redevelopment Proposals

- 3.1 It is ICL's intention to promote the site through the Development Plan and planning application processes for a comprehensive residential led redevelopment.
- 3.2 The redevelopment strategy would involve the relocation of the existing chemical works to an alternative site which ICL would seek to secure in Selby District.
- 3.3 The site is large enough to accommodate a significant level of housing units in the form of a mix of apartments and houses. On behalf of ICL, a development feasibility exercise has been undertaken and an initial assessment of housing capacity of the site would allow for the development of between 400 – 600 homes, allowing for open space, structural landscaping, drainage attenuation areas and access improvement works. Indicative layout plans which show how the site could be developed are included at Appendix 3. Essentially, the feasibility plans are the same except one option incorporates a canal marina.
- 3.4 The site's redevelopment would deliver a good mix of property types and sizes to meet local need, including a significant amount of family accommodation as well as high quality open space and landscaping.
- 3.5 The precise level of housing will be determined following the outcome of various more detailed technical studies covering transportation, infrastructure, ground conditions, flood risk and drainage, ecological, landscape and viability considerations.

4. Draft Employment Land Review

- 4.1 The GVA study sets out the processes and findings of the Employment Land Review. The Industrial Chemicals site is identified on page 64 (paragraphs 3.45 -3.47) as a windfall site, Selby Council Reference ‘ES11’.
- 4.2 Having reviewed these paragraphs, we offer the following additions to page 64 (LPP additions underlined and in italics) of the Employment Land Review:

‘ES11 covers the land at the Industrial Chemicals Site in Selby (formerly Clariant UK), which benefits from planning permission for the expansion of the chemical works (2012/0705/FUL). (It is understood that there may be broader proposals to promote the site for future alternative development. *This is to take the form of a comprehensive residential led development to enable the relocation of the existing industrial chemicals plant with associated investment, to a new site within the District.* At the point the permission lapses, the site would no longer form part of the existing supply, and it would instead form part of the potential supply and would need to be considered as such).

The site area is 8.62ha, and is within Selby Town. As an expansion site with the benefit of planning permission it is clearly classed as suitable for employment related development. It achieved a high score of 55, *although with the occupier’s redevelopment strategy outlined above in mind, the implementation of the extant outline planning permission for industrial development remains unlikely.*

Based on the above, the site is classed as a site for a specific occupier with international presence.

5. A Framework for Site Selection

- 5.1 The ‘Plan Selby Site Allocations: A Framework for Site Selection’ draft documents details the draft methodology and processes involved in the selection of land allocations for housing, retail and employment within Selby district.
- 5.2 A four stage site selection methodology is proposed as follows:
- Stage 1 – Initial Sift;
 - Stage 2 – Quantitative Assessment;
 - Stage 3 – Qualitative Assessment; and
 - Stage 4 – Deliverability

- 5.3 It is considered that the general approach and methodology proposed for site selection is appropriate, subject to the amendments highlighted at Appendix 4.
- 5.4 To assist the Council in the consideration of the Chemical Works Site, LPP have undertaken an assessment of the Site using the draft site selection methodology (Stage 1 – 3) proposed by the Council. The assessment is at Appendix 4 of this Statement and a summary of the merits, benefits, or impacts of the allocation of the Site for housing is detailed below:
- The site is located within the settlement boundary for the town and is approximately 50% split between previously developed land and greenfield land.
 - The site is not located within a conservation area and there are no known listed buildings located in close proximity to the site or Scheduled Monuments within the immediate local area.
 - There are no known nationally or internationally protected sites within 800m of the site.
 - The site is accessible by public transport. The nearest bus stop is located 70m from the current site access which by walking would take approximately 1 minute. The nearest bus station and train station are located approximately 700m from the site access which by walking would take approximately 11 minutes.
 - The site is accessible by cycling. Selby town centre is located approximately 0.8km from the site access which by bicycle would take approximately 3 minutes travel time.
 - The site access is within 800m radius of Selby Abbey Primary School.
 - The site access is within 800m radius of Posterngate main doctor's surgery which is approximately 1200m walking distance.
 - The site is accessible to a range of convenience stores. Within 800m radius of the site access are Sainsbury's, Tesco, Aldi, Morrisons, McColls and Premier.
 - The site's redevelopment would not result in the loss of agricultural land as it comprises part brownfield and part land laid to grass that is not in agricultural use.
 - Like most of Selby Town, the site is located within flood zone 2 and flood zone 3a but is protected by maintained flood defences. From the technical work undertaken to date, it is considered that a suitable flood risk and drainage solution could be satisfactorily achieved.

- The site is within single ownership and no third party land (other than highway land) would be required to deliver the redevelopment of the site for residential purposes.
- The site's redevelopment would result in an enhancement to the character of the settlement and relationship with the Pennine Way tow path through redevelopment of a part brownfield site and provision of landscaping.
- The site is not located within or adjacent to an identified strategic gap.
- The existing vehicular access could be upgraded within the landholding or public highway, together with an emergency access to serve the proposed development.
- The proposed redevelopment of the site for housing is compatible with neighbouring uses, which comprise residential areas to the north east and west beyond the railway line, with retail warehouses and food and drink establishments to the east. A suitable landscaped buffer could also be provided to the employment area to the north west and railway line to the west.
- The development of the brownfield part of the site would lead to the remediation of contaminated land.
- At the detailed design stage, the site would incorporate publically accessible open space and other green infrastructure and recreational facilities.

5.5 It is considered that the site assessment concludes that positive environmental, social and economic benefits associated with the redevelopment of the site for housing justify inclusion of the site as a housing allocation within the Site Allocations Local Plan.

5.6 With regards to Stage 4 - deliverability, ICL intend to relocate the existing chemical works within the Plan period within the District. The relocation to an alternative site would help secure local jobs and ensure manufacturing is retained and sustained. The site is therefore likely to be available for comprehensive redevelopment during the Plan Period.

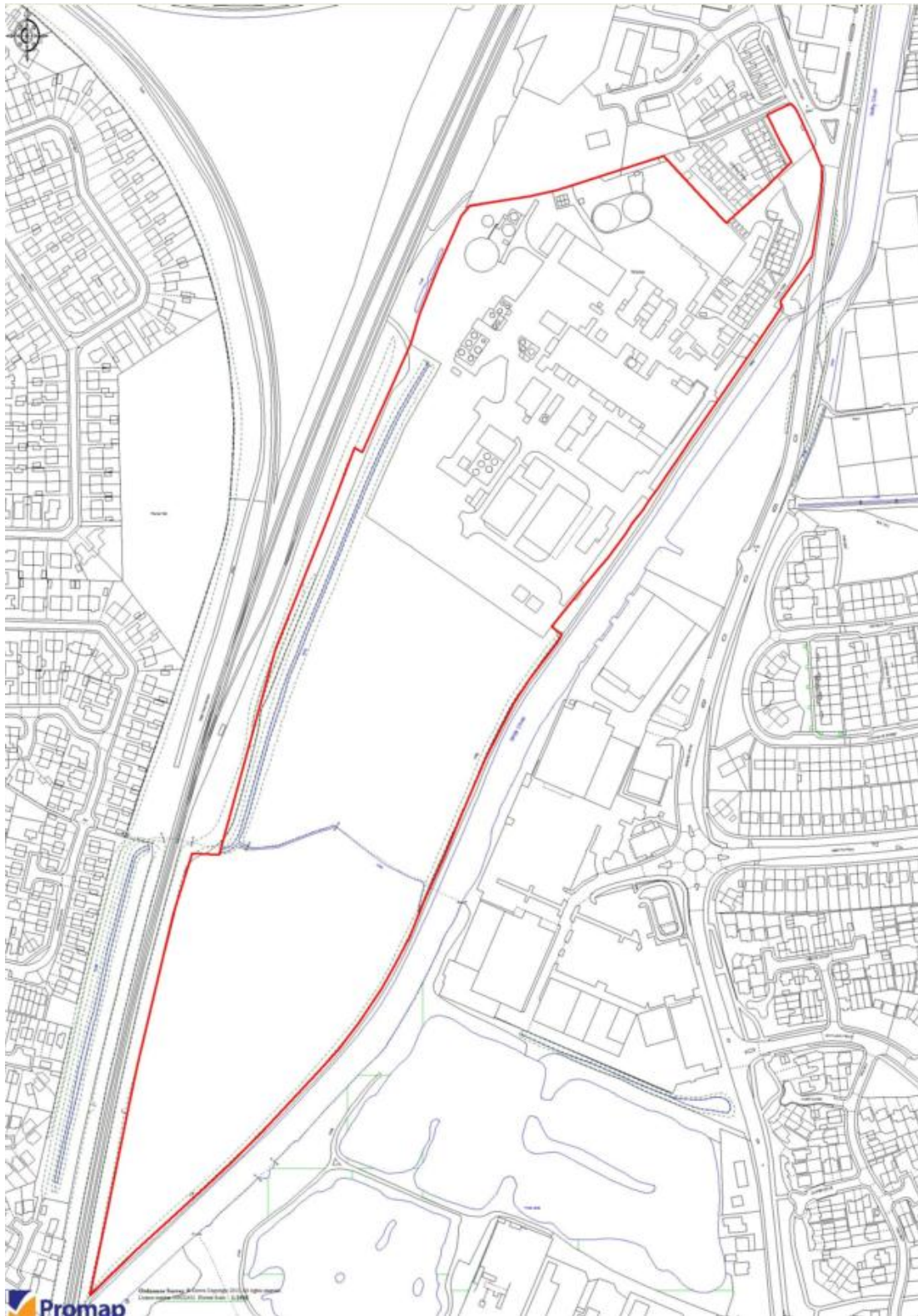
6. Summary and Conclusions

6.1 The draft Employment Land Review and Site Selection Framework are supported in principle subject to the proposed revisions put forward in this Statement being included. Also with the above in mind, the proposed allocation of the site for residential purposes represents a deliverable and sustainable form of development. The development of the site for housing

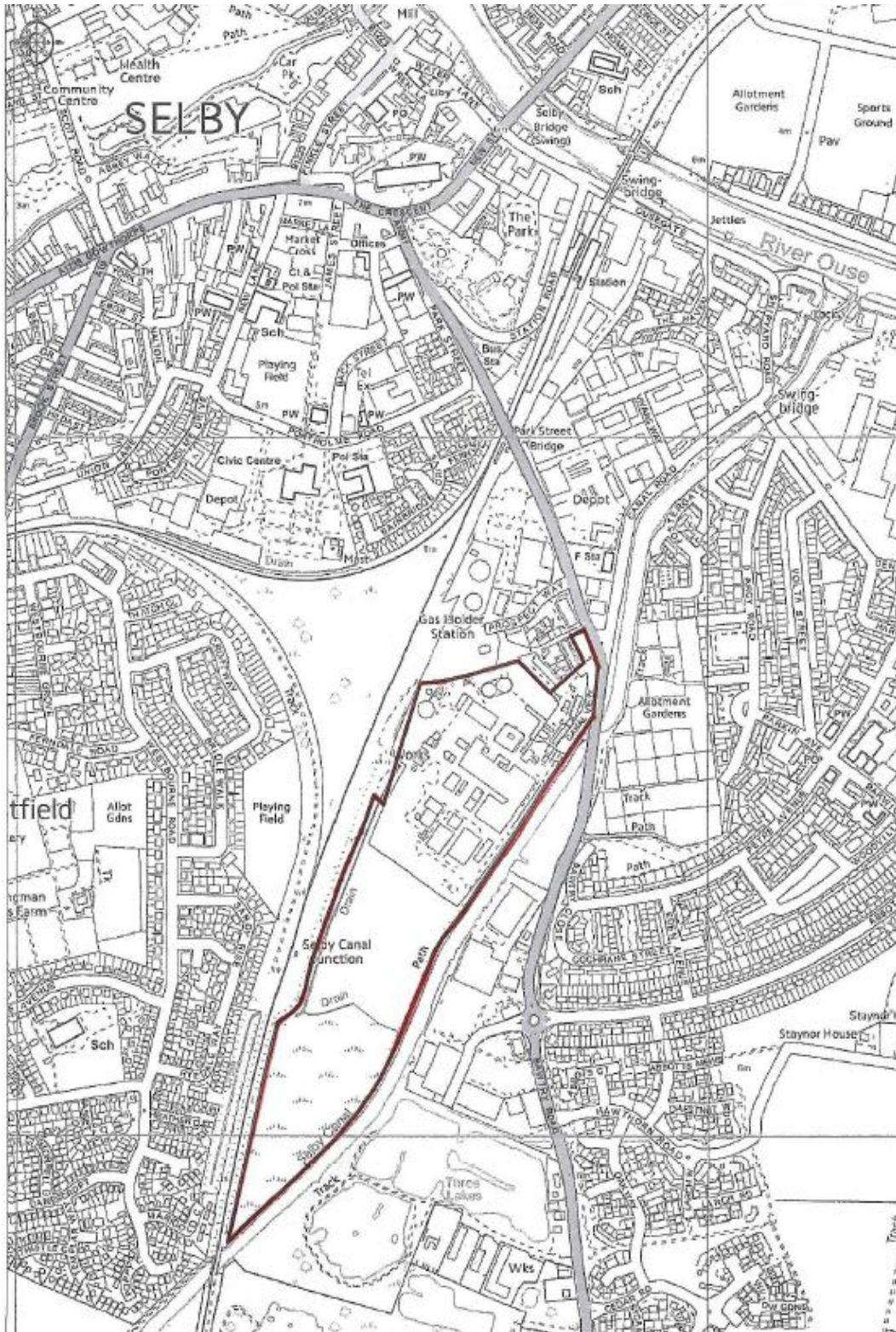
would also be consistent with the Core Strategy, which is compliant with the NPPF and would make a significant contribution to the housing land supply for Selby Town over the Plan period.

- 6.2 It is therefore considered that the planning merits of the proposed site allocation for residential development should be recognised and the site allocated for much needed housing in the new Local Plan.

Appendix 1



Appendix 2



Appendix 3

Industrial Chemicals Ltd





CLARIANT WORKS

SELBY



SITE REGENERATION PROPOSAL

INDICATIVE SITE LAYOUT

-  Residential Area (Houses)
-  Residential Area (Apartments)
-  Mixed Use (Retail / café + apartments over)
-  Canal Marina (32 boat capacity)
-  Recreational Open Space
-  Canalside Linear Park (with 'trim trail' stations)
-  Local Equipped Area for Play ('LEAP')
-  Local Area for Play ('LAP')
-  Ecological / Wildlife Area
-  Drainage Basin
-  Retained tree areas
-  Site Boundary
-  Improved Junction to Bawtry Road

SCALE : (original @A3 size) 0 50 100 150m



Lawson
Planning
Partnership















**Industrial Chemicals Ltd
CLARIANT WORKS
SELBY**



SITE REGENERATION PROPOSAL

INDICATIVE SITE LAYOUT

-  Residential Area (Houses)
-  Residential Area (Apartments)
-  Mixed Use (Retail / café + apartments over)
-  Recreational Open Space
-  Canalside Linear Park (with 'trim trail' stations)
-  Local Equipped Area for Play ('LEAP')
-  Local Area for Play ('LAP')
-  Ecological / Wildlife Area
-  Drainage Basin
-  Retained tree areas
-  Site Boundary
-  Improved Junction to Bawtry Road

SCALE : (original @A3 size) 0 50 100 150M



Appendix 4

Lawson Planning Partnership (August 2015)

Selby District Council Site Methodology Stages 1, 2 and 3

Option Appraised: Industrial Chemical Works Site, Bawtry Road, Selby

Stage 1: Initial Sift

Initial Sift Criteria	Detail	ICL Site, Bawtry Road, Selby	Comments / Justification
Core Strategy Settlement Hierarchy	The site is located in or near a settlement that has a housing target in the Core Strategy. This means any sites in secondary villages are excluded.	✓	The site is located within Selby, the principal town of the District.
Proximity to Settlement	The site is either within or adjacent to a settlement. The term adjacent refers to sites that lie immediately next to the built form of the settlement, as well as sites that lie close to the built form that is reasonable to consider them as a possible extension to the urban boundary.	✓	The site is located within the defined settlement boundary for the town.
Flood Risk	Any sites falling within Flood Risk Zone 3b will be removed	✓	None of the site is located within Flood Zone 3b 'the functional floodplain'.
International and National Environmental Designations	The site is fully within an international or national designation sites	✓	The site is not located within or adjacent to an international or national designation site
Ancient Woodland	The site is fully covered by ancient woodland	✓	None of the site is classified as 'ancient woodland'.
Health and Safety Executive Zones	If a site is fully within the HSE Inner Zone it will be excluded	✓	None of the site is located within the HSE Inner Zone.
Heritage Assets	If the majority of the site is within a Park and Garden of Historic Interest, a Schedule Monument or a Historic Battlefield it will be excluded at this stage	✓	None of the site is a park or garden of historic interest. No known Scheduled Monuments or historic battlefields are within the site.

Stage 2: Quantitative Assessment

Stage 2: Quantitative Assessment		Criteria					ICL Site, Bawtry Road, Selby	Comments / Justification
Accessibility by Public Transport	Housing	(++) Within 30 minutes by public transport of a Major Centre and Intermediate Centre (as defined by employment)	(+) Within 45 minutes by public transport of a Major Centre and Intermediate Centre (as defined by employment)	(0) Within 60 minutes by public transport of a Major Centre and Intermediate Centre (as defined by employment)	(-) Over 60 minutes by public transport of Major Centre and Intermediate Centre (as defined by employment)		(++)	The site is located within Selby, a Major Centre. The nearest bus stop is located approximately 70 metres from the current site access which by walking would take approximately 1 minute. The same bus stop accessed from the middle of the site is approximately 530 metres away and would take approximately 6 minutes by walking. The nearest train station and bus station is located within 700 metres radius from the current site access which by walking would take approximately 11 minutes. From the middle of the site, the train station is approximately 1200 metres radius away and would take approximately 15 minutes walking time.
Accessibility by Cycling	Housing	(++) Within 1.2km from Major Centres or	(+) Within 3.6km from Major Centres or Intermediate	(0) Within 5km from Major Centres or	(-) Over 5km from Major Centres or		(++)	The site is located within the defined boundary of Selby.

		Intermediate Locations	Locations	Intermediate Locations	Intermediate Locations			
								Selby Town Centre is located approximately 0.8km from the current site access which would take approximately 3 minutes cycling trip and approximately 1.2km from the middle of the site which would take approximately 5 minutes.
Proximity of Primary School	Housing	(++) Site is within 800 metres of a primary school	(+) Site between 800 metres and 1200 metres of a primary school	(0) There is no primary school within 1200 metres			(+)	Within an 800m radius of the current site access is Selby Abbey Primary School, Barwic Parade Community Primary School and Selby College. The nearest primary school from the site access is Selby Abbey Primary School which is approximately 1100 metres walking distance. The nearest secondary school from the site access is Selby College which is approximately 1300 metres walking distance.
Proximity of GP Surgery	Housing	(++) Site is within 800 metres of a doctors surgery	(+) Site is between 800 metres and 1200 metres of a doctors surgery	(0) There is no GP surgery within 1200 metres			(+)	Within 800m radius of the current site access is Posterngate Main Surgery which is approximately 1200m walking distance.
Proximity to a Convenience Store	Housing	(++) Site is within 800 metres of a convenience store	(+) Site is between 800 metres and 1200 metres of a convenience store	(0) There is no convenience store within 1200 metres			(++)	Within 800m radius of the current site access is Sainsburys, Morrisons, Tesco, Aldi, McColls and Premier. The nearest convenience store from the site access is

								Aldi which approximately 700 metres walking distance. Within 800m radius of the middle of the site is Tesco, McColls, Aldi and Westbourne Convenience Store. The nearest convenience store from the middle of the site is Aldi which is approximately 1110 metres walking distance.
Proximity to Employment Centre	Housing	(++) Within 2 miles of Major Employment Locations	(+) Within 5 miles of Major Employment Locations	(0) Within 5 miles of Intermediate Employment Locations	(-) Within 5 miles of Smaller Employment Locations		(++)	Within 2 miles of Major Employment Location of Selby. Also within 5 miles of Smaller Employment Locations of Drax, Burn and Gateforth.
Agricultural Land	Housing			(0) No loss of agricultural land	(-) Loss of grade 3 - 5 agricultural land	(--) Loss of grade 1 or 2 agricultural land	(0)	No loss of agricultural land. The site comprises an established industrial site, a residential area of 14 vacant houses and a green field area not in agricultural use.
Greenfield and Previous Development Land	Housing		(+) Previously developed land and buildings within the settlement	(0) Suitable greenfield land within the settlement	(-) Extensions to settlements on previously developed land	(--) Extensions to settlements on greenfield land	(+) (0)	Approximate 50% split between PDL and greenfield land within the settlement.
Flood Risk	Housing			(0) Site within Flood Zone 3a	(-) Site within Flood Zone 2	(--) Site within Flood Zone 1	(0) (-)	Like most of Selby Town, the site is located within Flood Zones 2 and 3a. Existing and maintained flood defences are in place. The

								<p>allocation of sites within flood zones 2 and 3 within Selby town would be consistent with the settlement hierarchy policies of the Council's Core Strategy Local Plan.</p> <p>Flood risk and drainage engineers have been appointed by ICL. From the technical work undertaken to date, it is considered that a suitable flood risk and drainage solution for the comprehensive residential development purposes could be satisfactorily achieved.</p> <p>* It is considered that the points assigned are incorrect and should be switched i.e. sites within flood zone 3a should receive (--) and sites within flood zone 1 should receive (0)</p>
Physical / infrastructure constraints / permanent features or legal constraints				(0) No constraints	(-) Major constraints which are difficult to remedy / overcome and which affect a large part of the site	(--) Constraints exist but potential for mitigation and / or constraints affect some of the site	(0)	<p>The site is within single ownership and no third party land (other than highway land) would be required to deliver the redevelopment of the site for residential purposes.</p> <p>Based on the technical work undertaken to date, there are no known constraints that cannot be remedied or</p>

								overcome that would prevent the redevelopment of the site for residential purposes. * It is considered that the criteria (-) and (--) are incorrect and should be switched. Accordingly, the ICL site has been classified as (-) as constraints exist but they can be mitigated.
Impact on nationally and internationally protected sites (SSSI, SAC, SPA)				(0) Site lies more than 800 metres from designation	(-) Site lies between 400 metres – 800 metres from designation	(--) Site is less than 400 metres from designation – o points (consult with Natural England to confirm impact)	(0)	There are no known nationally or internationally protected sites within 800 metres of the site.
Stage 3: Qualitative Assessment	Questions						ICL Site, Bawtry Road, Selby	Comment / Justification
Biodiversity and Geological Value	Would development affect a site of biodiversity or geological value or affect legally protected species? Reconfirm impact on International and National	(+) Contains locally protected site or is adjacent to (<400m) of locally protected site. Existing features and species could be conserved / retained and are likely to be	(0) Site lies within 400-800m of locally protected site. No effects / existing features could be conserved or retained.	(-) Contains locally protected site or is adjacent to (<400m) of locally protected site. Features and species unlikely to be retained in their entirety. Any	(--) Features and species unlikely to be retained. No satisfactory mitigation measures possible.		(+)	An Ecological Assessment of the greenfield part of the site has been undertaken and an assessment of the industrial area is to be carried out very soon. The ecology survey work undertaken to date concluded that there were no statutory

	Designated Sites? Local Nature Reserves (LNR), Sites of Importance for Nature Conservation (SINCS), Priority Habitats as designated in the UK Biodiversity Action Plan.	enhanced or new features can be incorporated into the proposal		significant impacts can be mitigated.				designated sites within 2km of the site. Any forthcoming proposals and masterplanning for the site would be informed by the ecology survey work and would incorporate any recommendations, mitigation measures and precautionary guidance.
Wildlife and Natural Environment	Would development affect natural features that are important for wildlife or landscape character such as trees and hedgerows, or areas of ancient woodland not subject to statutory protection?	(+) Existing features can be conserved / retained and there is an opportunity for their enhancement.	(0) No effects / existing features could be conserved or retained.	(-) Features and species unlikely to be retained in their entirety. Any significant impacts can be mitigated.	(--) Features and species unlikely to be retained. No satisfactory mitigation measures possible.		(0) (-)	Existing features would be either preserved or retained where possible, or re-provided on site, where required.
Heritage Assets	Is the development in a Conservation Area? Would development affect a Listed Building? Would development affect the setting of a Listed Building	(+) Development would result in an enhancement to an existing heritage asset.	(0) Will have no impact on the heritage asset.	(-) Development within a Conservation Area / adjacent to a Listed Building / other heritage asset OR development affecting setting of Listed Building and / or Conservation Area / other	(--) Significant adverse impact on setting of heritage assets.		(0)	The development is not within a Conservation Area and there are no known listed buildings within close proximity to the site. There are also no known Scheduled Monuments within the area of the site.

	or Conservation Area? Would development affect Scheduled Monuments or Parks and Gardens of Historic Interest?			heritage asset.				
Settlement Character	Would development here be detrimental to the character of the settlement?	(+) Development would result in an enhancement (e.g. through redevelopment of a derelict or rundown area).	(0) Development unlikely to have an effect.	(-) Development would detract from the existing settlement character.	(--) Significant adverse impact on settlement character		(+)	The development is unlikely to have a negative effect and is likely to result in an enhancement through the redevelopment of a part P.D.L. site.
Strategic Countryside Gaps	Would development impact on an identified Strategic Countryside Gap?	(+) Development would result in an enhancement of Countryside Gap (e.g. through redevelopment of a derelict or rundown area).	(0) Development not within a Countryside Gap.	(-) Development would reduce the gap between two settlements with a Countryside Gap in place – however this level of development is considered acceptable.	(--) Significant adverse impact on identified Strategic Countryside Gap.		(0)	The site is not located within or adjacent to an identified strategic gap.
Landscape Capacity	Would development here be detrimental to the local landscape?	(+) Low Sensitivity: characteristics of landscape are able to accommodate development without significant character change.	(0) Low – Moderate Sensitivity: characteristics of landscape are resilient to change and are able to absorb development without significant character change.	(-) Moderate – High Sensitivity: Characteristics of landscape are vulnerable to change and development can be	(--) High sensitivity to development: landscape vulnerable to change and unable to accommodate without significant		(+)	The site's redevelopment would result in an enhancement of the local landscape through the redevelopment of a P.D.L. site.

				absorbed only in limited situations without significant character change.	character change.			
Physical Point of Access	Is there a physical point of access into the site? Is there the possibility of creating an access within the landholding?	(+) Existing access into the site.	(0) Access can be created within the landholding.	(-) Access can be achieved through third party land and an agreement is in place.	(--) No apparent means of access OR no possibility of creating access.		(+)	There is an existing vehicular access that serves the ICL site. Transport and access feasibility work has been undertaken in support of the comprehensive housing scheme and it is considered that a suitable vehicular access can be achieved onto Bawtry Road.
Amenity Impact	Is the proposed use compatible with neighbouring uses? Consider HSE Zones.	(+) Site within established residential area and proposed for residential use, OR, site within an established industrial area and is proposed for employment uses.	(0) Area of, or partially within mixed use development (e.g. residential/industrial/open space) with opportunities to connect existing facilities.	(-) Site within area where residential (or employment) development would not be appropriate. However, any significant impacts can be mitigated.	(--) Significant issues means that development would not be compatible with existing or proposed uses – no satisfactory mitigation measures.		(0)	The proposed use is compatible with neighbouring uses. To the north and west of the site are established residential areas. To the east is the canal followed by a local retail park and to the south east is an area of open space, 'Three Lakes'.
Air Quality	Does the site lie within an area of, or in close proximity to any significant source(s) of air	(+) Site lies within an area where air quality is currently unacceptable and not approaching	(0) Site lies within an area where air quality is over prescribed levels, but mitigation would prevent a further decrease in	(-) Sites within an area where air quality is over prescribed levels or development may	(--) Sites within an area where air quality is over prescribed levels or development may		(+)	The site does not currently lie in an Air Quality Management Area. The redevelopment of the site for residential purposes

	pollution, or would development affect air quality?	prescribed levels. Site unlikely to result in a significant reduction in air quality.	quality and would result in a partial improvement.	push air quality over prescribed levels. Any significant impacts can be mitigated.	push air quality over prescribed levels. No satisfactory mitigation measures possible.			would not adversely affect air quality. * It is considered that (+) description is incorrect and 'unacceptable' should be replaced with 'acceptable'.
Groundwater	Could development potentially affect any abstraction of groundwater intended for human consumption?	(+) Development would not affect public drinking water supply.	(0) Development has the potential to affect public drinking water supply.	(-) Development has the potential to cause pollution of groundwater and affect public drinking water supply. Any significant impacts can be mitigated.	(--) Development has the potential to cause pollution of groundwater and affect public drinking water supply. No satisfactory mitigation measures possible.		(+)	The development would not affect the public drinking water supply.
Contamination	Would development of the site lead to the remediation of contaminated land or removal of an unacceptable risk to public health?	(+) Development is located on land that is likely to be contaminated and will remediate the site.	(0) Development is not located on land that is likely to be contaminated.	(-) Development is located on land that is likely to be contaminated but this can be mitigated.	(--) Development is located on land that is highly likely to be contaminated, which due to physical constraints or economic viability cannot be remediated.		(+)	Part of the site represents previously developed land and is an established chemical works. Previous site investigations have identified the presence of some land contamination and therefore remediation would be necessary, which would be addressed at the detailed design stage.
Mineral Resource	Would development lead to the sterilisation of viable mineral resources?	(+) Site is not within a mineral safeguarding area.	(0) Site falls within a location where there is potentially viable mineral deposits that could be worked in the future.	(-) Site falls within an area of search, preferred area and mineral extraction is considered possible.	(--) Site falls within an area of search, preferred area and mineral extraction is considered possible.		(+)	The site is not known to be within a mineral safeguarding area. *It is noted that the description of (-) and (--) are identical and this is likely to

								be an error which requires correction.
Provision of Open Space	Does the site provide publicly accessible open space, green infrastructure, recreation facilities or public rights of way?	(+) Development would create an opportunity for open space, green infrastructure, recreation facilities or public right of way to be created or improved, or public access improved.	(0) Existing open space, green infrastructure, recreation facilities or public right of way would be conserved, retained and access is maintained.	(-) Existing open space, green infrastructure, recreation facilities or public right of way would be lost of adversely affected and public accessibility reduced. Mitigation is possible.	(--) Existing open space, green infrastructure, recreation facilities or public right of way would be lost of adversely affected and public accessibility reduced. No satisfactory mitigation measures possible.		(+)	The development would create an opportunity for open space, green infrastructure, recreation facilities and public right of way (including Pennine Way) to be created or improved, and public access improved. Specific proposals would be covered at the detailed design stage.
Infrastructure Capacity	Does the site require significant infrastructure upgrades? Consult the Selby IDP – narrative about requirements.	(+) No capacity constraints identified and development would result in improvement to capacity of highway network.	(0) Sufficient capacity and no infrastructure or access constraints identified.	(-) Limited / insufficient capacity or access constraints, but impacts including any significant constraints can be overcome.	(--) Limited / insufficient capacity or access constraints with no satisfactory mitigation measures.		(-)	The capacity of existing infrastructure is currently being investigated. The feasibility work undertaken to date has concluded that a suitable vehicular access can be achieved off Bawtry Road, together with a suitable foul and surface water drainage strategy.
Town Centre Viability	Would the development support the vitality and viability of an existing town or district centre?	(+) Development would contribute to the vitality and viability of an existing town or village centre.	(0) Development would have no effect on the vitality and viability of a town or village centre.	(-) Development would have an impact on the existing town or village centre, but mitigation is possible.	(--) Development would have an unacceptable impact on the existing town or village centre and there are other sites available that are better connected to the existing town or		(+)	The close proximity of new housing created by the development of the ICL site to the town centre would support its vitality and viability.

					village centre.			
Overall summary on the merits, benefits or impacts of the allocation of the ICL site for housing.								
In summary, it is considered that the positive environmental, social and economic benefits associated with the redevelopment of the site for housing justify inclusion of the site as a housing allocation within the Site Allocations Local Plan.								