



Executive Summaries

This section contains the Executive Summaries for each of the three towns, summarising the strategic options that arose from the focused engagement activities.

This section contains the following documents:

1. Selby Executive Summary
2. Sherburn in Elmet Executive Summary
3. Tadcaster Executive Summary

Let's Talk

PLAN SELBY

EXECUTIVE SUMMARY

SELBY

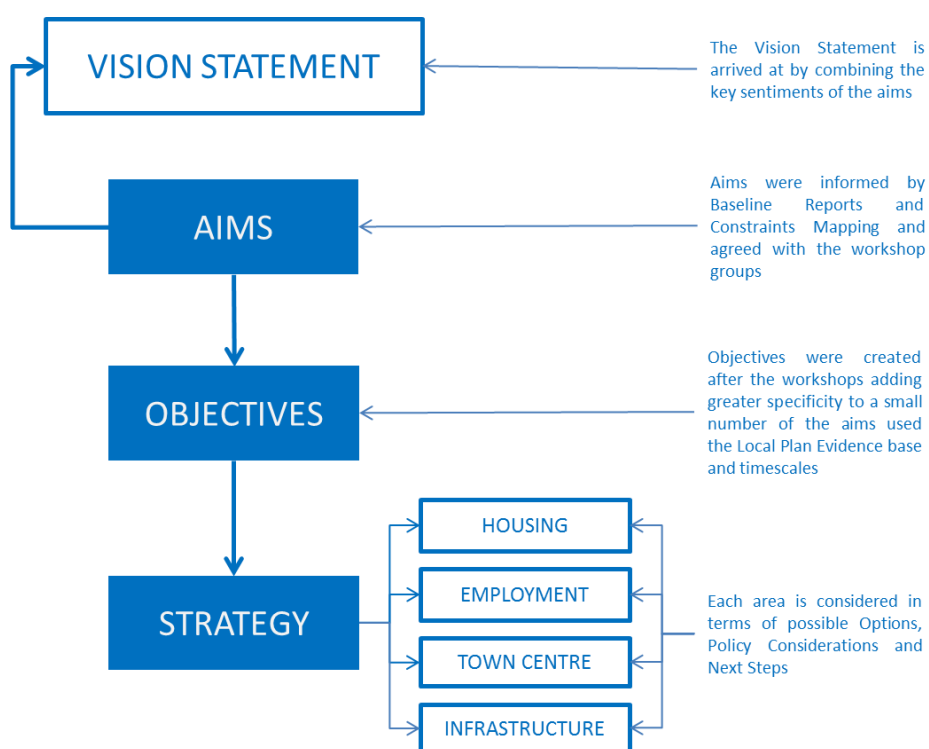
8th January 2016 Revision C

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Selby - Introduction

This document provides a summary of the aims and objectives that have emerged from the focused Market Towns engagement undertaken in June and July 2015 as part of PLAN Selby. It also includes a strategy¹ for delivering these aims and objectives which includes a consideration of the options that were discussed during the focused engagement, the relevance and applicability of creating new planning policies and policy documents and any further work that is needed to explore and develop the ideas that have arisen through the engagement activity. The diagram below sets out how this document is structured.



¹ A strategy is defined as being a plan of action to achieve long term aims. Certain aims that emerged from the workshops require further detailed evidence and information to be collated before an effective strategy can be formulated. Where the aims are more physical and spatial, they may require a more detailed masterplanning exercise to be undertaken before their deliverability can be fully assessed

Limitations and Caveats

Time Limitations and Implications

The work undertaken for each settlement was comprised of four, three hour sessions in each of the three settlements. Within these time constraints a significant amount of baseline information needed to be reviewed and understood by attendees before meaningful discussion could take place. It should therefore be recognised that those who were more familiar with development plan making and the development process were therefore better equipped to engage in some of the more subtle and nuanced points of the planning system as well as understand the implications of some of the points that were discussed and which informed the wording and sentiment of the agreed aims and vision statement.

Aspirations beyond the Current Plan Period

While the groups recognised that focused engagement was primarily to inform the emerging Local Plan, it was also recognised that many decisions that are made as part of the emerging Local Plan may have significant consequences for the longer term development of the settlements. In particular there was significant debate about developments undertaken in the next 15 years and ensuring that they do not prejudicially impact on the provision of possible future, strategic infrastructure to facilitate longer term settlement growth.

Masterplanning

During the engagement workshops, there was significant interest from a number of attendees to explore the more detailed, layout and spatial aspects of some of the issues that were being discussed. The groups were advised that detailed masterplanning was being planned by Selby District

Council for some time in 2016 and therefore the graphics in this document remain conceptual and indicate “a direction of travel” rather than representing fully considered and resolved proposals for each of the towns. The intention is that these diagrams should form the basis for briefing masterplanning teams when they are appointed and to ensure that there is continuity in the dialogue during the preparation of PLAN Selby over a number of years

The Purpose of Focused Engagement

The work undertaken was “focused engagement” with a small number of invitees selected by Selby District Council to attend a series of workshops. These were selected from a range of groups and interests including ward, town and parish councillors, residents groups, developers and their agents. The nature of focused engagement workshops means that the size of the workshop groups relative to the population size of the settlements will mean that the sample size is never going to be large enough to extrapolate a reasonable statistically robust confidence level to the feedback that is received. However the aims and objectives that emerge from focused engagement should be recognised as providing a well-informed starting point for community wide engagement at the next stage of PLAN Selby with the caveat that they cannot necessarily be relied upon as being statistically representative of the wider population of the settlements.

Terminology

To assist the reader, we have used the following definitions in preparing this document

Vision Statement

A Vision Statement provides strategic direction and describes what the community wishes to achieve for their community in the future. The Vision Statements for the three Selby settlements are derived from the aims that were agreed with each of the workshop groups.

Aims

An aim is “a purpose or intention; a desired outcome.” In the context of this focused engagement work this means that an aim is “what the community hopes to do, and signals where they aspire to be in the future”. An aim therefore does not have the specificity of an objective nor the clear actions one may find in a delivery strategy.

Objectives

Objectives have been created where there is an opportunity to be more specific about a desired outcome. Objectives have therefore been defined using the common S.M.A.R.T. acronym where each objective is:

- Specific, i.e. clear and easy to understand
- Measurable, i.e. able to be quantified.
- Achievable, i.e. possible to be attained.
- Realistic i.e. not 'pie in the sky'.
- Time bound, i.e. associated with a specific time period

In order for an objective to meet these criteria, there needs to be clear and agreed evidence base to support the requirements to be specific and measurable therefore not all aims have objectives associated with them.

Strategy

The strategy for each settlement is defined here as “a plan of action designed to achieve the community’s long-term aims”. These “plans of action” include a range of activities which may include a consideration of spatial options as well as further engagement, the creation of new planning policies and further detailed investigations that are needed to understand the implications associated with delivering against each of the aims

Options

The following definition was used at all the workshops as part of the introduction to the project. “An option is a potential solution to meet a need, deficit or aspiration. An option does not need to be confirmed as being achievable at this stage and further investigation may be needed to verify it is deliverable. It may or may not be chosen as a preferred way forward.”

Next Steps

For the purposes of this document, Next Steps are defined as “short terms actions that were identified as being both urgent and important”

Materials Produced

The Engagement Plan

The Engagement Plan sets out the structure of the engagement workshops, the nature of the workshops and the content and format of the engagement tools and anticipated outputs.

Introductory Presentations

All attendees at the workshops received a short presentation from Keith Dawson, Director of Planning at Selby District Council and Adrian Spawforth, Managing Director of the engagement consultants, Spawforths, setting out the purpose of the workshops, the role in the PLAN Selby development planning process and how the information would be used going forwards

Fact Sheet Booklet

Each attendee at the workshops received a document that provided a summary of the identified deficits, needs and aspirations of the town and the technical issues and options for each town. This information was informed by a review of the evidence base that was made available to the consultant team by Selby District Council before the events

Agenda and Questions Booklet

Each attendee received a Questions booklet which set out the key topics and questions that were to be covered in the workshops and which provided a structure to the debates

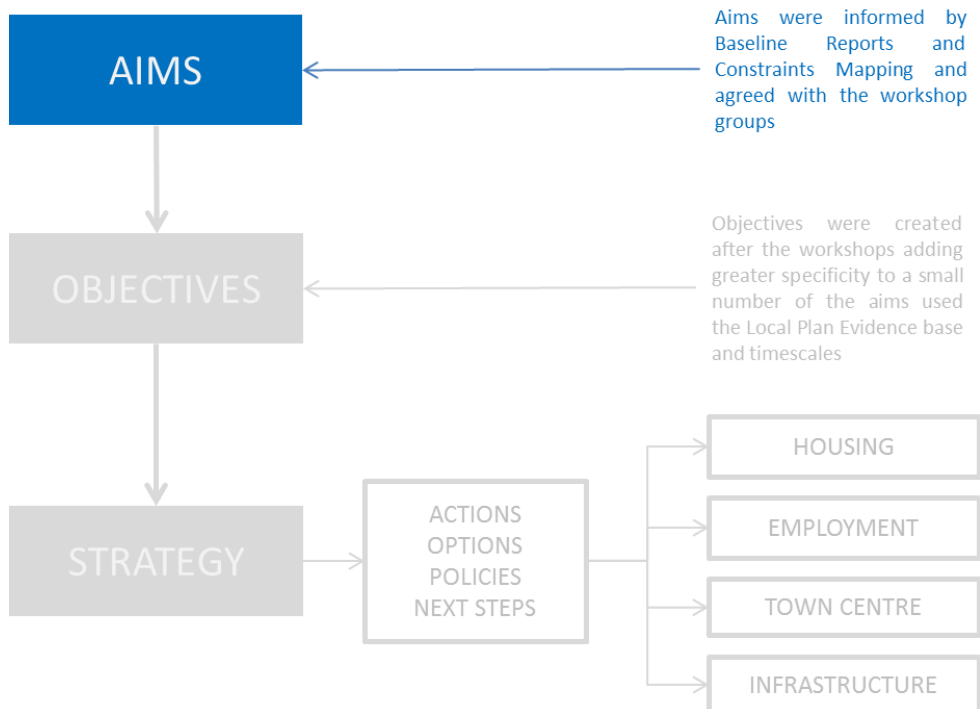
Selby Answers Booklet

Each attendee received an answers booklet to record their observations and these were then collated into a single document during the discussions

Table of Objectives (later renamed as The Table of Aims)

The Table of Objectives was created for the second round of engagement to provide a starting point for the workshop discussions. During the discussions it became apparent that what was emerging was a set of higher level aspirations and aims (which lacked the specificity of objectives) and therefore this document has subsequently been renamed the “Table of Aims”

Aims



The stated intention of the workshops was to create a series of development objectives for each of the settlements based on the facilitated discussion sessions. However, the debates that were held during the workshops concluded with a series of more general “aims” and it was only after the workshops had been concluded and the baseline information was brought together with the groups’ desired outcomes, that meaningful objectives could be created.

Following the second round of workshops, there were still further amendments required to the proposed wording of the aims in order to address the concerns of the group members. The revised wording set out below has therefore not been ratified by the workshop groups in its final form.

Selby Aims

Growth

- To meet Selby's identified housing and employment needs for the development plan period on a number of available and deliverable sites that are contiguous with the Selby urban area and which are well served by existing or upgradeable infrastructure
- To explore the opportunity and implications of the longer term expansion of the town to the south of the bypass
- To explore the opportunity and implications of the creation of a northern bypass to the town along with a possible new river crossing to allow for significant, long term future expansion of the town

Retail and Town Centre

- To accommodate Selby town centre's identified requirement for additional retail floor space within a redefined town centre area
- To develop more town centre housing with particular emphasis on providing accommodation for older people in close proximity to shops and services
- To improve the public realm, shop fronts and signage in order to increase the appeal and the prosperity of the town centre
- To increase the number of high quality independent traders who can help shape a distinct retail offer within the town that not only caters for all members of the Selby community and all income groups, but can also attract visitors from outside the district

Housing

- To create a balanced and sustainable community by delivering a mix of housing types in a variety of tenures that recognise the differing needs, ages and income groups within the Selby community
- To positively plan for the needs of an ageing population by identifying appropriate, sustainable locations in very close proximity to shops and services and which recognise the different transport needs associated with independent living in older age

Leisure and Tourism

- To improve the public realm within the town centre to make it more attractive and easier to navigate for visitors
- To improve the existing leisure and cultural assets of the town as well as their associated facilities to broaden their appeal to a wider visitor market
- To identify new leisure facilities and tourist attractions that could be introduced in and around Selby to increase its appeal to local residents as well as those living outside the district

Natural and Heritage Environment

- To maintain the existing network of green spaces to a good standard, ensuring that they remain accessible to all members of the community
- To improve connectivity between green spaces by forming green and blue, predominantly car-free corridors
- To enhance pedestrian and cycle links between the town centre and river
- To create a new green corridor along the river with new and enhanced recreational areas
- To create an enhanced green corridor along the canal
- To remodel Selby Park and form clearer links to the town centre to attract events and festivals that can stimulate higher levels of economic activity

Highways and Infrastructure

- To improve existing highways and infrastructure as required in order to bring forward individual sites and meet Selby's identified growth requirements for the development plan period
- To plan for more significant long term growth in Selby by identifying potential new highways and infrastructure that would be required to facilitate growth beyond the current development plan period

- To ensure that any sites that are developed during the plan period do not prejudice the ability of potential long term strategic highway and infrastructure projects to come forward in the future

Delivery

- To use the aspirations and objectives arising from the focused engagement to inform the creation of an appropriate planning policy framework for the subsequent delivery of the key sites, projects and initiatives
- To support Selby District Council, community and business groups to deliver key projects whenever potential funding sources and other necessary resources are identified
- To create community led project delivery groups where they are required to proactively seek funding sources, as well as lead, manage and deliver key projects
- To ensure that Selby District Council is appropriately resourced to respond positively and quickly to any potential inward investment opportunities

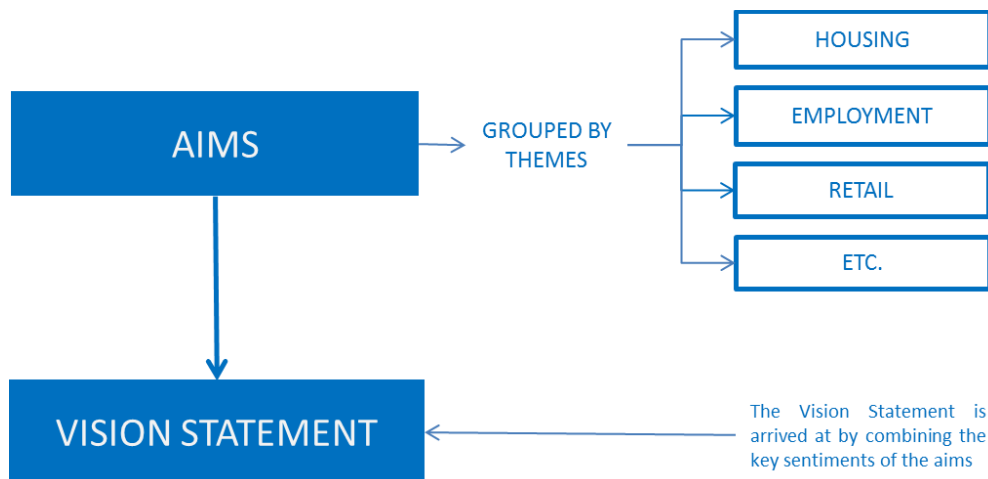
Employment and Economic Development

- To attract new businesses to the town by ensuring that there is an available and deliverable supply of suitable employment land
- To retain existing and growing businesses within Selby by ensuring that land and infrastructure are available to meet their needs

Community Wellbeing and Social Infrastructure

- To recognise the value of Selby Hospital to the local communities and the key role it plays in ensuring that Selby remains a sustainable town with a wide range of high quality services
- To recognise the strong sense of community within Selby and the role this can play in developing support for key projects and attracting inward investment

Selby Vision Statement



The following Vision Statement has been extrapolated from the aims of the groups:

By 2027, Selby will be a sustainable, prosperous, attractive and vibrant market town that will have further developed its own identity, role and function. It will have a high quality town centre and provide a wide range of housing, shops, services and job opportunities for its residents and those of the surrounding villages that it serves. It will be well connected to the river and canal by attractive green corridors, with public spaces that will appeal to both local residents and visitors from outside the district.

Objectives

A small number of the aims that emerged from the workshops can be quantified and time-bound based on the emerging evidence base. These specifically relate to Housing, Employment and Retail provision. Objectives relating to infrastructure, leisure and tourism will require additional evidence to formulate before they can be confirmed in detail.

Housing

To deliver a minimum of 2061 new homes in Selby by 2027²

Employment

To deliver 4 hectares of employment land in Selby in addition to the land identified at Olympia Park by 2027³

Town Centre

To proactively plan for at least 1,000 m² of additional comparison sales area floor space in Selby Town Centre rising to 3,300 m² by 2027⁴

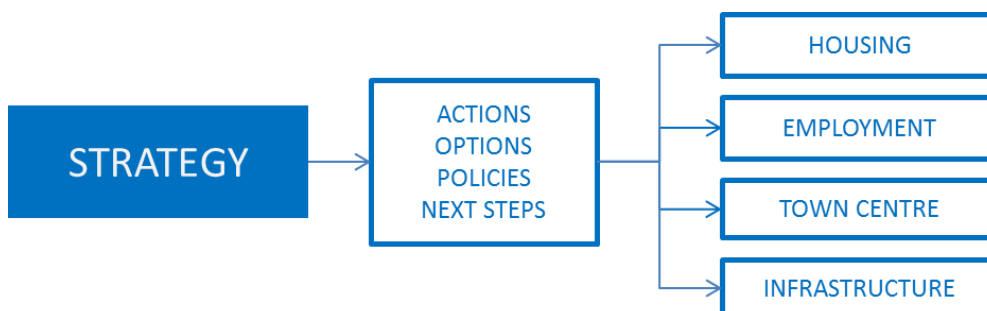
² The Core Strategy sets out the settlement hierarchy and spatial distribution for where this new development will go. New development will be focussed in Selby as the Principal Town, with the Local Service Centres of Tadcaster and Sherburn in Elmet having smaller allocations to meet local needs; the remainder of new homes be provided in the 18 Designated Service Villages (DSVs). The most recent housing requirement figure for Selby Urban Area based on April 2015 housing completions is 2,061 new dwellings (including Olympia Park site which comprises 863 new dwellings) which equates to 51% of the overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy). This confirms there is still a need for a minimum of 1,198 new dwellings in Selby.

³ The Core Strategy states that around 37-52 hectares of employment land is required in the District to provide a range of high quality employment and office sites. The Olympia Park Strategic Development Site is set to provide around 23 hectares up to 2027. As such, there is a need to identify a further 14 to 29 hectares of employment land across the District. The Core Strategy sets out an expectation that between 22 and 27 hectares will be delivered in Selby. Since 23 ha of this requirement is already allocated as part of the Olympia Park site there is an opportunity to identify a further 4 ha in Selby

⁴ The RLS recommends that the Council should proactively plan for at least 1,000 m² of additional comparison sales area floor space rising to 3,300 m² towards the end of the period. This recommendation takes into account the level of planned housing growth in Selby District as set out in the Selby District Core Strategy.

Strategy

Having established the Aims and Vision Statement for the settlement, a strategy has been created that sets out a plan of action to deliver the community's longer term aspirations.



I Action: Explore Spatial Growth Options

The intention is to understand how, where and when Selby may develop and grow during both the plan period and beyond. Initial work was done as part of the focused engagement within the workshops and in parallel with the aims and objectives setting exercise. The following options were explored with the groups:

- Option 1. Limiting growth to the existing Selby urban area and sites currently being actively promoted by landowners and their agents
- Option 2. Accommodating long term expansion of the Selby urban area by planning for a major urban extension to the north and west of the town with a new river crossing to the east and a connection with the A19
- Option 3. Accommodating long term expansion of the Selby urban area by planning for a major urban extension to the south of

the town that would utilise any spare infrastructure and highway capacity

- Option 4. Expanding the urban area into the Strategic Countryside Gaps (in part or in full)

The next section sets out these spatial options in further detail.

2 Action: Identify Significant Development Constraints

The spatial growth options are informed by the technical limitations that were discussed with the workshop groups. Once a preferred spatial option (or shortlist of options) has been agreed, further detailed work will be required to verify the extent of the identified technical constraints.

3 Action: Verify Focused Engagement with Councillors

Because of the nature of the focused engagement work and the small population sample sizes represented in the workshop groups, it is important that the community's elected representatives have the opportunity to review the issues and options that have been discussed and assess whether these are consistent with, or markedly divergent from, the views of local residents and businesses that have been expressed prior to the focused engagement. This work could be undertaken either prior to the next formal round of PLAN Selby engagement or in advance of this activity if time and resources permit.

4 Action: Verify Feedback with Other Engagement Feedback

As part of PLAN Selby, a range of engagement feedback responses will have been received by Selby District Council from activities that have occurred outside the focused engagement workshops. This feedback should be used to understand whether the workshop groups' views

are consistent with the sentiment and aspirations of the wider community.

5 Action: Explore Availability, Suitability and Achievability of Key Sites

For PLAN Selby to be ultimately regarded as a “sound” plan, sites that are being relied upon to meet the town’s growth requirements during the plan period will need to be available (i.e. the landowner must be willing to make his land available for development), suitable, technically achievable and viable (i.e. they must provide the landowner, promoters and developers with an appropriate financial return). Sites that emerge as preferred locations therefore need to be rigorously assessed against these four tests before they are included in the emerging development plan

6 Action: Engage with Landowners and/or their Agents

As part of the site assessment process, further detailed engagement will be required with the owners or promoters of strategically important pieces of land to verify assumptions being made about availability, achievability and viability. The areas of the town where this work may be most beneficial are:

Option 1. Land to the west and north-west of the town

Option 2. Land to the south of the bypass

7 Action: Develop Appropriate Planning Policies and Documents

Certain key sites that are being promoted within Selby have the ability to make a significant contribution to Selby's growth aspirations but may also, if developed in isolation, prejudice the Council's ability to deliver longer term urban expansion by preventing key strategic infrastructure and/or connectivity between adjacent sites from being realised. In certain specific instances, aspirations regarding development mix, design quality, green space and housing typologies may require greater clarification with potential developers before they commence preparation of detailed planning applications. Sites which were discussed at the workshops, which are currently being actively promoted and which may require development briefs, design codes or similar development management tools were:

Option 1. Cross Hills Lane, the land adjacent to it and potential development sites to the north and west which may form part of a longer term sustainable urban extension for the town

Option 2. Industrial Chemicals Ltd, Bawtry Road

8 Action: Investigate Land Assembly

A number of sites are currently being promoted individually but may benefit from being part of a wider more holistic vision for parts of the town. The workshops seemed to indicate that a number of landowners in close proximity were not necessarily engaging with each

other on how they may deliver a more strategic and comprehensive long term solution. This may benefit from facilitation by council officers. Sites which may benefit from closer collaboration include:

- Option 1. Land off Cross Hills Lane
- Option 2. Land off Wistow Road
- Option 3. Land accessed off Flaxley Road

9 Action: Investigate and Communicate Infrastructure Implications

Current site promoters are assessing the impact of their developments on local highway, utility and (to varying degrees) social infrastructure such as schools and primary care. It is apparent through the engagement activity however that there is a perception from the community that the cumulative impact of many of these sites may not be fully understood or, if understood, is not being fully communicated back to the communities. Particular attention was drawn in the Selby workshops to cumulative impacts on:

- Option 1. Education
- Option 2. Highway network within the town
- Option 3. Primary care provision

10 Action: Develop Detailed Proposals for Town Centre

It was apparent in the workshops that there are a number of business and community led ideas beginning to emerge for the revitalising of Selby town centre however there was only a small amount of time available at the workshops to explore these and further investigation and masterplanning will be required in due course. Key areas that were highlighted through the discussions included:

- Option 1. Increasing the amount of comparison goods floor space
- Option 2. Promoting a high quality and more local independent retail offer
- Option 3. Enhancing the identity and distinctiveness of the town centre
- Option 4. Exploring the benefits of clustering hospitality provision in the town to create a more appealing night time economy with a greater critical mass
- Option 5. Introducing a wider range of leisure activities into the town to increase its appeal as a destination
- Option 6. Improving the appearance of shops fronts, signage and the public realm
- Option 7. Increasing the appeal of the town centre by running more festivals and events within the town
- Option 8. Improving connectivity between the town centre, Selby Park and the railway station

II Action: Engage with Wider Stakeholders

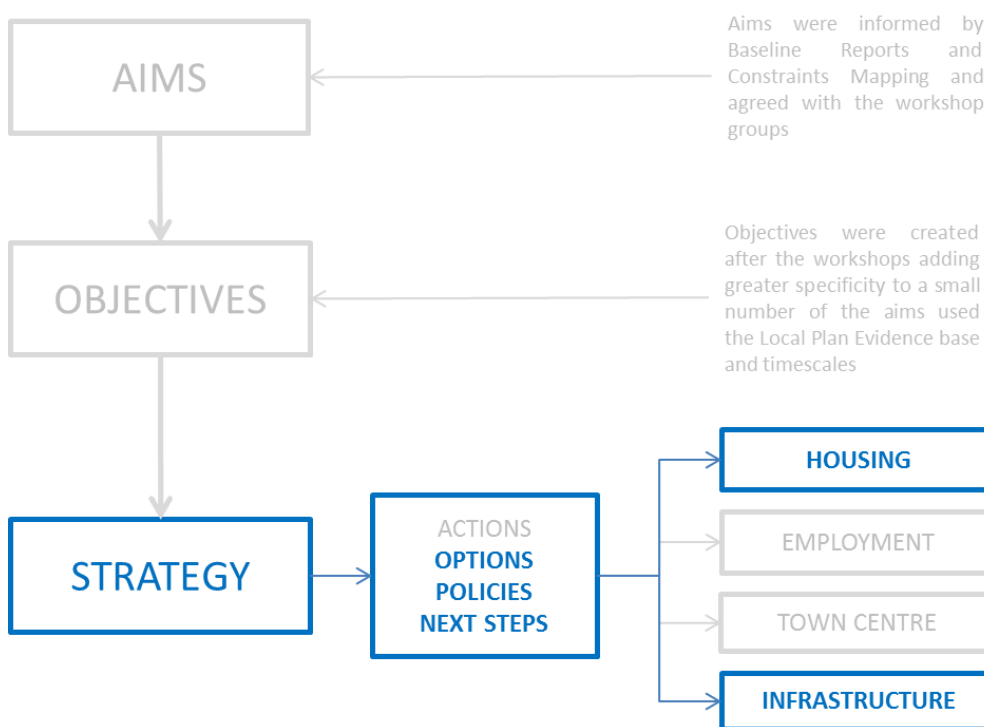
The focused engagement, by its very terms of reference, was restricted to a small group of community and landowner representatives. The small size of the workshops allowed for greater in depth debate and understanding of the key issues than is often possible in wider, larger community engagement events. However, if the aims and aspirations and preferred options are to receive wider community support (notwithstanding the planning requirements to engage as part of the formal planning process) further engagement work will be required in due course once the first stages of this strategy have been undertaken.

This will be done as part of the next stage of PLAN Selby and be facilitated by Selby District Council.

Spatial Growth Options

The following Options were considered by the groups in parallel with the aims and objective setting. Policy considerations and immediate next steps were considered following the workshops and these are provided in the summary tables at the end of each option.

The diagram below shows how this exercise sits within the wider structure of the focused engagement process.

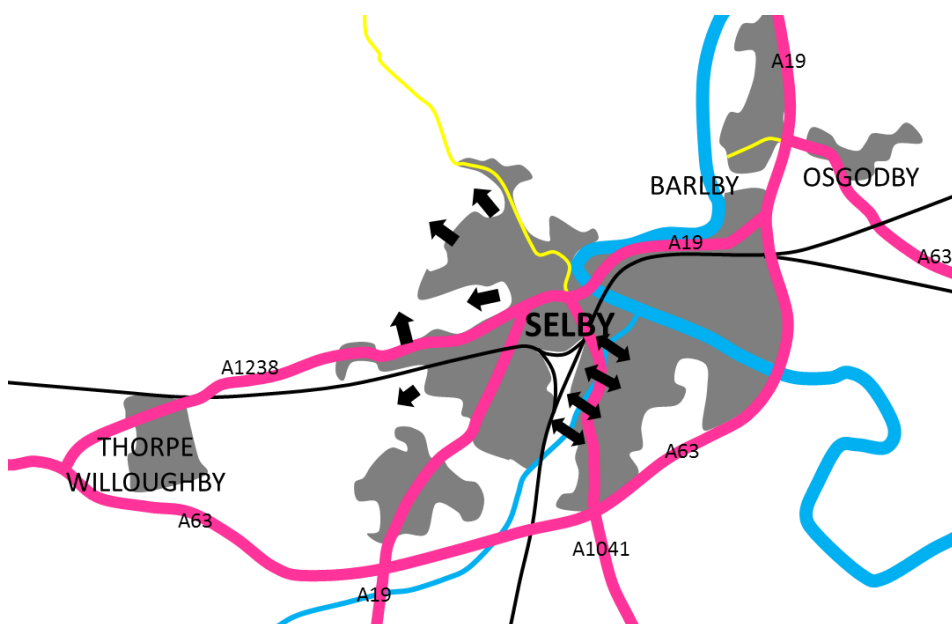


It should be noted that no formal masterplanning activity occurred during the meetings and the discussion was limited to exploring where Selby may meet its growth needs in the short, medium and long term and how certain initiatives may be developed within the town centre

It should also be noted that not all landowners whose land was discussed in the meeting were present in the workshops.

Option I: Modest Expansion of the Selby Urban Area

The groups explored how sites that are currently being actively promoted by landowners, developers and agents may meet some or all of the town's housing needs

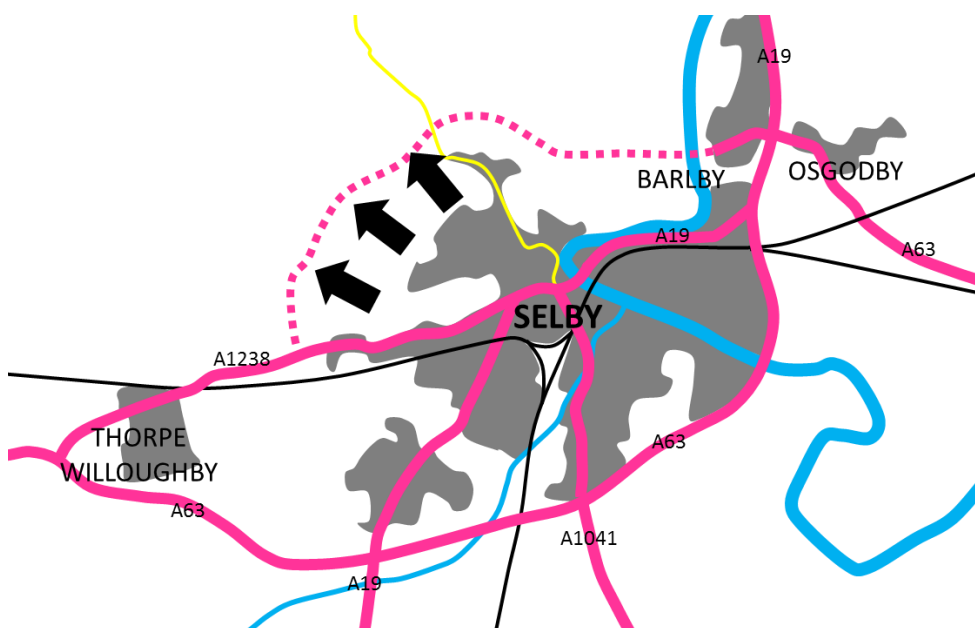


<p>Scenario</p>	<ul style="list-style-type: none"> • A number of individual sites come forward independently with the emphasis being placed on land to the north and west of the town, along the canal corridor and some incursion into the strategic gap between Selby and Brayton
<p>Potential Advantages (as discussed in the workshops)</p>	<ul style="list-style-type: none"> • The sites are contiguous with the Selby urban area • Each site can potentially come forward without waiting for any strategic infrastructure to be built

<p>Potential Disadvantages (as raised in the workshops)</p>	<ul style="list-style-type: none"> • Connectivity between the sites and the existing urban area may be limited if not planned for in a comprehensive manner • Individual sites may prejudice the ability for more strategic infrastructure and highways to be constructed at a later stage to accommodate longer term growth • South west expansion into the Brayton gap was of significant concern to a number of attendees who felt that the role of the gap in preserving the identity of Brayton as an independent settlement would be seriously compromised
<p>Policy Considerations</p>	<ul style="list-style-type: none"> • If the sites to the north of Selby are to be considered as a coherent connected whole, then dialogue between the promoters will be needed and a planning brief for this area may need to be prepared • If the sites to the north west are not to prejudice future infrastructure, further work will be needed to understand whether additions to the strategic highway network can and should be planned for • If any incursion is to occur into the green gap then detailed design and green space parameters will need to be established
<p>Next Steps</p>	<ul style="list-style-type: none"> • Many of the promoters had not yet completed their technical analysis for their sites therefore it was not clear at the workshops what the net developable areas were for the sites being promoted, their development trajectories, levels of developer interest and scheme viability. Further investigation is needed to understand to what extent the promoted sites can meet some or all of Selby's housing needs for the plan period

Option 2: Sustainable Urban Extension to North West

The groups discussed how a more significant urban expansion of the town to the north and west might facilitate delivery of a northern bypass to the town with a new river crossing providing a link to the A19

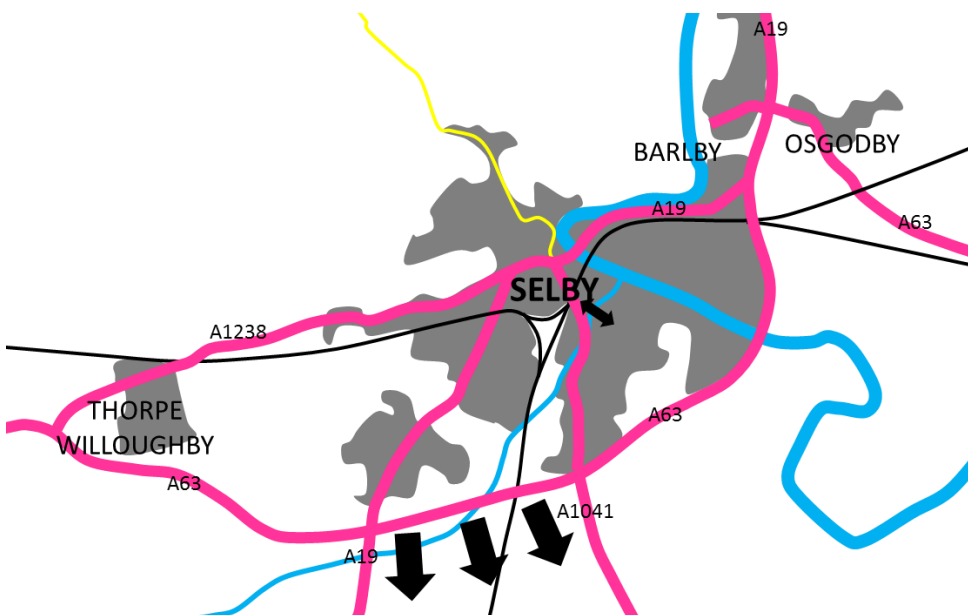


<p>Scenario</p>	<ul style="list-style-type: none"> • The sites that are being promoted around Cross Hills Lane and to the north of Selby might be brought together as an initial phase of a much larger expansion of the town over the next 20 to 30 years. The individual sites could be brought forward independently but within a comprehensive framework and without prejudicing the alignment of a future bypass
<p>Potential Advantages (as discussed in the workshops)</p>	<ul style="list-style-type: none"> • Allows for long term strategic growth of the town • Avoids the green gap between Selby and Brayton • When completed, would help resolve many of the traffic issues in the town centre

<p>Potential Disadvantages (as raised in the workshops)</p>	<ul style="list-style-type: none"> • Until the bypass is completed, the scale of development could cause ever greater traffic issues in the town centre • There would need to be close cooperation between landowners • The scale of development needed to demonstrate the viability and funding of a bypass to the north of the town has not been assessed and detailed technical work would need to be undertaken to determine overall scheme feasibility • A new river crossing would be needed to connect with the A19 to the east if increased traffic through the town centre is to be avoided
<p>Policy Considerations</p>	<ul style="list-style-type: none"> • A northern route could be safeguarded to prevent developments coming forward in the short term that would otherwise compromise the long term deliverability of the bigger vision • A development brief could be created for the existing sites that are being promoted to ensure they are comprehensively planned
<p>Next Steps</p>	<ul style="list-style-type: none"> • Undertake a high level assessment of the viability and technical issues associated with constructing a northern bypass

Option 3: Sustainable Urban Extension to the South

The groups discussed how existing infrastructure to the south of the town might be capable of accommodating further growth while avoiding incursion into the strategic countryside gap between Brayton and Selby.

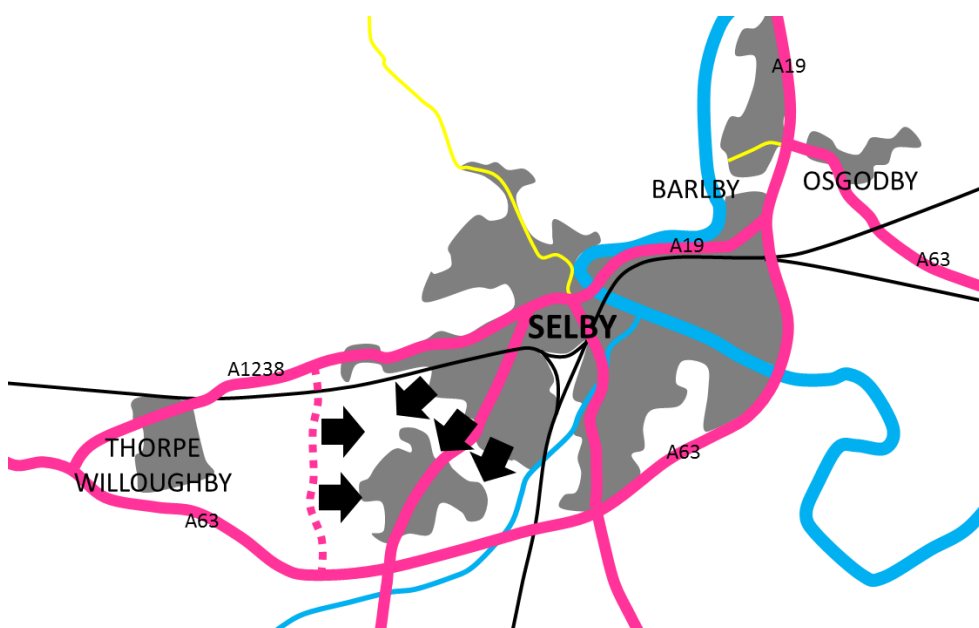


<p>Scenario</p>	<p>Land to the south of the bypass that can be accessed off the existing highway infrastructure and the area which lies outside areas with a high risk of flooding could be used to accommodate future long term growth of the town</p>
<p>Potential Advantages (as discussed in the workshops)</p>	<ul style="list-style-type: none"> • Is less likely to require the construction of a bypass or other major infrastructure than other major urban expansion options • Is well located for links to the M62, to Leeds on the A63 and to York on the A19 • Could utilise the canal corridor for green links into the town centre • Could potentially extend to Burn airfield to the south to accommodate significant long term growth

<p>Potential Disadvantages (as raised in the workshops)</p>	<ul style="list-style-type: none"> • The bypass would no longer act as a long term settlement boundary if development now straddled it • Walking and cycling distances to the town centre are quite long (approximately 2.5km) raising questions of the sustainability of the site and access to essential services • Landowners are not engaged in the current PLAN Selby activities
<p>Policy Considerations</p>	<ul style="list-style-type: none"> • The land is not in the green belt but would need careful policies in place to ensure comprehensive development, connectivity and essential services are integrated into any proposals
<p>Next Steps</p>	<ul style="list-style-type: none"> • The acceptability of expanding the town to the south of the bypass would require initial high level engagement to fully understand the implications and potential community concerns • A high level viability and capacity assessment would be required • The landowner(s) would need to be approached to confirm if the land is available for development in this or future plan periods

Option 4: Green Gap and Western Extension

The groups discussed the pros and cons of an incursion into the Strategic Countryside Gap between Brayton and Selby. This scenario had a mix of supporters and detractors but with strong negative sentiment towards the proposal significantly outweighing those voices that were willing to look at this suggestion in more detail.



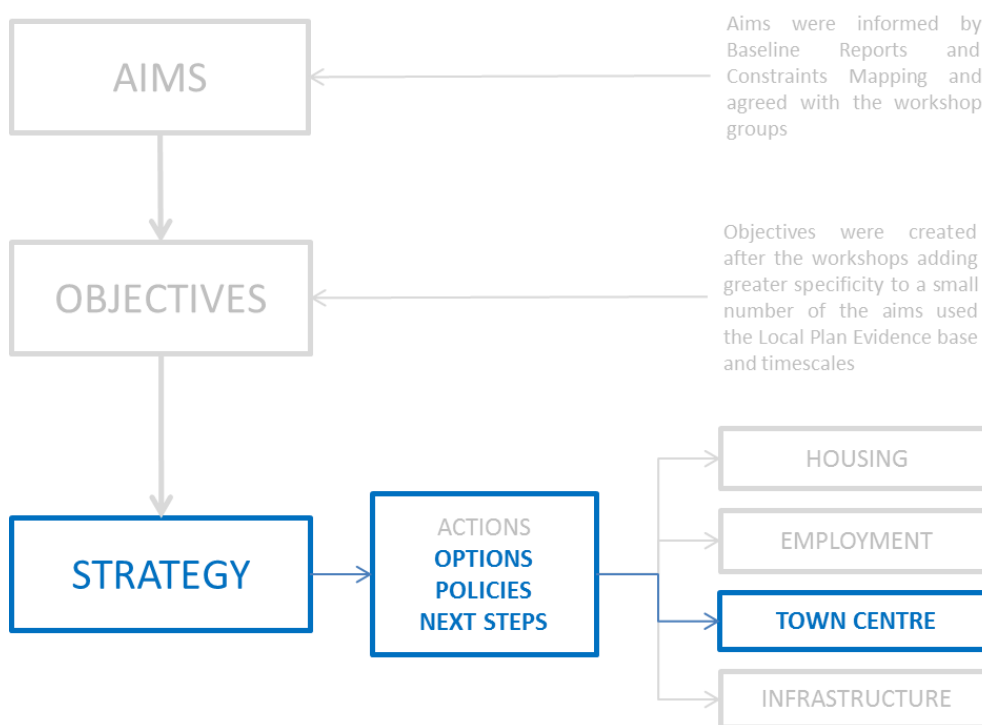
<p>Scenario</p>	<ul style="list-style-type: none"> Land to south and west of the town that lies within the Strategic Countryside Gap could be developed with a possible new access link road between the A1238 and A63
<p>Potential Advantages (as discussed in the workshops)</p>	<ul style="list-style-type: none"> The land is relatively close to the town centre with potential for good pedestrian and cycle links

<p>Potential Disadvantages (as raised in the workshops)</p>	<ul style="list-style-type: none"> • The existing access points may not be capable of taking significant amounts of new housing development and an alternative access may be needed. A link road may be needed to ensure the impact on town centre traffic was minimised • Brayton coalesces with Selby and becomes a single urban area with Brayton potentially losing a key part of its identity
<p>Policy Considerations</p>	<ul style="list-style-type: none"> • The land forms part of the Strategic Countryside Gap and it would need to be accepted that Brayton would become part of the Selby Urban area • Access and infrastructure would require a comprehensive development framework • The impacts on the Brayton Conservation area and listed church would be significant and additional policies may be required to manage the green space and quality of any new built environment around this key area
<p>Next Steps</p>	<ul style="list-style-type: none"> • The conclusions of the current Strategic Countryside Gap study will need to be assessed before any further work is undertaken regarding this option

Town Centre Options

A number of Town Centre Options were considered by the groups in parallel with the aims and objective setting. Policy considerations and immediate next steps were considered following the workshops and these are provided in the summary tables at the end of each option.

The diagram below shows how this exercise sits within the wider structure of the focused engagement process.



Town Centre Options

The majority of the ideas emerging in the limited time available at the workshops were project orientated, quite thematic rather than specific, and requiring considerable detailed investigation outside the scope of this initial focused engagement work. The diagram below captures some of the key spatial concepts that were touched on in the workshop groups.



<p>Key Suggestions</p>	<ul style="list-style-type: none"> • Increasing the amount of comparison goods floor space • Promote a high quality and more local independent retail offer • Enhancing the identity and distinctiveness of the town centre • Explore the benefits of clustering hospitality provision in the town to create a more appealing night time economy with a greater critical mass • Introducing a wider range of leisure activities into the town to increase its appeal as a destination • Improving the appearance of shops fronts, signage and the public realm • Increase the appeal of the town centre by running more festivals and events within the town • Improve connectivity between the town centre, Selby Park and the railway station
<p>Next Steps</p>	<ul style="list-style-type: none"> • Detailed masterplanning and evidence gathering will be required to understand the viability, practicality and deliverability of many of the suggestions

Let's Talk

PLANSELBY

EXECUTIVE SUMMARY

SHERBURN IN ELMET

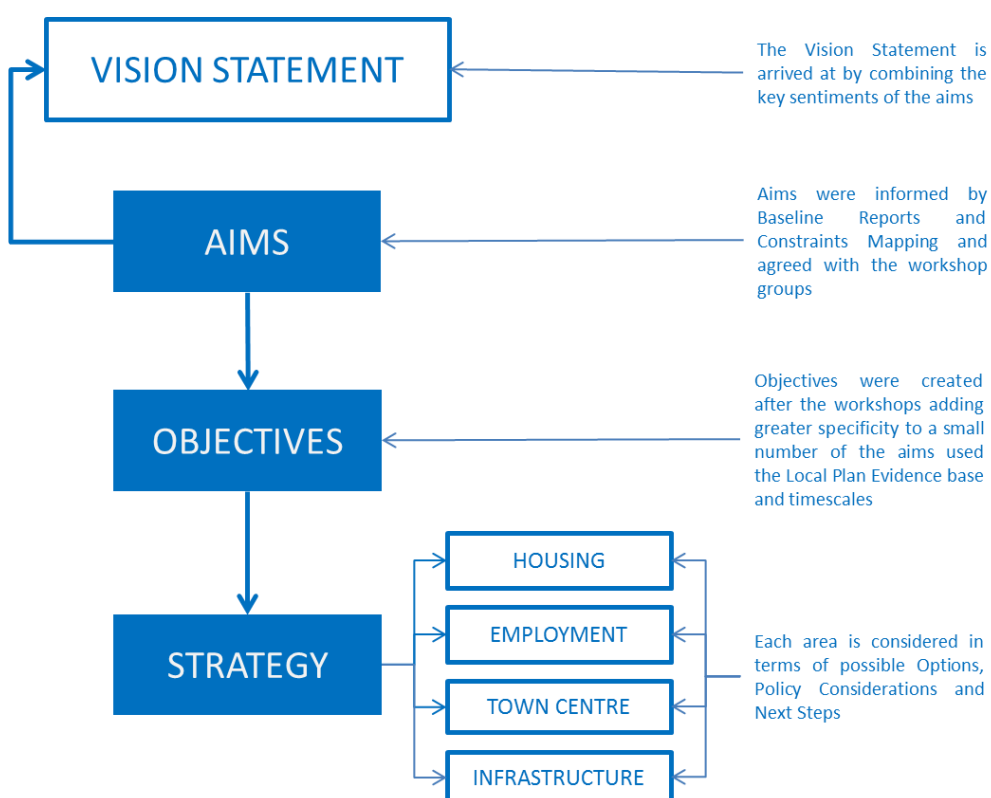
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Sherburn in Elmet - Introduction

This document provides a summary of the aims and objectives that have emerged from the focused Market Towns engagement undertaken in June and July 2015 as part of PLAN Selby. It also includes a strategy¹ for delivering these aims and objectives which includes a consideration of the options that were discussed during the focused engagement, the relevance and applicability of creating new planning policies and policy documents and any further work that is needed to explore and develop the ideas that have arisen through the engagement activity. The diagram below sets out how this document is structured.



¹ A strategy is defined as being a plan of action to achieve long term aims. Certain aims that emerged from the workshops require further detailed evidence and information to be collated before an effective strategy can be formulated. Where the aims are more physical and spatial, they may require a more detailed masterplanning exercise to be undertaken before their deliverability can be fully assessed

Limitations and Caveats

Time Limitations and Implications

The work undertaken for each settlement was comprised of four, three hour sessions in each of the three settlements. Within these time constraints a significant amount of baseline information needed to be reviewed and understood by attendees before meaningful discussion could take place. Those who were more familiar with development plan making and the development process were therefore better equipped to engage in some of the more subtle and nuanced points of the planning system as well as understand the implications of some of the points that were discussed and which informed the wording and sentiment of the agreed aims and vision statement.

Aspirations beyond the Current Plan Period

While the groups recognised that focused engagement was primarily to inform the emerging Local Plan, it was also recognised that many decisions that are made as part of the emerging Local Plan may have significant consequences for the longer term development of the settlements. In particular there was significant debate about developments undertaken in the next 15 years and ensuring that they do not prejudicially impact on the provision of possible future, strategic infrastructure to facilitate longer term settlement growth.

Masterplanning

During the engagement workshops, there was significant interest from a number of attendees to explore the more detailed, layout and spatial aspects of some of the issues that were being discussed. The groups were advised that detailed masterplanning was being planned by Selby District Council for some time in 2016 and therefore the graphics in this document remain conceptual and indicate “a direction of travel” rather than representing fully considered and resolved proposals for each of the towns. The intention is that these diagrams should form the basis for briefing masterplanning teams when they are appointed and to ensure that there is continuity in the dialogue during the preparation of PLAN Selby over a number of years.

The Purpose of Focused Engagement

The work undertaken was “focused engagement” with a small number of invitees selected by Selby District Council to attend a series of workshops. These were selected from a range of groups and interests including ward, town and parish councillors, residents groups, developers and their agents. The nature of focused engagement workshops means that the size of the workshop groups relative to the population size of the settlements will mean that the sample size is never going to be large enough to extrapolate a reasonable statistically robust confidence level to the feedback that is received. However the aims and objectives that emerge from focused engagement should be recognised as providing a well-informed starting point for community wide engagement at the next stage of PLAN Selby with the caveat that they cannot necessarily be relied upon as being statistically representative of the wider population of the settlements.

Terminology

To assist the reader, we have used the following definitions in preparing this document

Vision Statement

A Vision Statement provides strategic direction and describes what the community wishes to achieve for their community in the future. The Vision Statements for the three Selby settlements are derived from the aims that were agreed with each of the workshop groups.

Aims

An aim is “a purpose or intention; a desired outcome.” In the context of this focused engagement work this means that an aim is “what the community hopes to do, and signals where they aspire to be in the future”. An aim therefore does not have the specificity of an objective nor the clear actions one may find in a delivery strategy.

Objectives

Objectives have been created where there is an opportunity to be more specific about a desired outcome. Objectives have therefore been defined using the common S.M.A.R.T. acronym where each objective is:

- Specific, i.e. clear and easy to understand
- Measurable, i.e. able to be quantified.
- Achievable, i.e. possible to be attained.
- Realistic i.e. not 'pie in the sky'.
- Time bound, i.e. associated with a specific time period

In order for an objective to meet these criteria, there needs to be clear and agreed evidence base to support the requirements to be specific and measurable therefore not all aims have objectives associated with them.

Strategy

The strategy for each settlement is defined here as “a plan of action designed to achieve the community’s long-term aims”. These “plans of action” include a range of activities which may include a consideration of spatial options as well as further engagement, the creation of new planning policies and further detailed investigations that are needed to understand the implications associated with delivering against each of the aims

Options

The following definition was used at all the workshops as part of the introduction to the project. “An option is a potential solution to meet a need, deficit or aspiration. An option does not need to be confirmed as being achievable at this stage and further investigation may be needed to verify it is deliverable. It may or may not be chosen as a preferred way forward.”

Next Steps

For the purposes of this document, Next Steps are defined as “short terms actions that were identified as being both urgent and important”

Materials Produced

The Engagement Plan

The Engagement Plan sets out the structure of the engagement workshops, the nature of the workshops and the content and format of the engagement tools and anticipated outputs.

Introductory Presentations

All attendees at the workshops received a short presentation from Keith Dawson, Director of Planning at Selby District Council and Adrian Spawforth, Managing Director of the engagement consultants, Spawforths, setting out the purpose of the workshops, the role in the PLAN Selby development planning process and how the information would be used going forwards.

Fact Sheet Booklet

Each attendee at the workshops received a document that provided a summary of the identified deficits, needs and aspirations of the town and the technical issues and options for each town. This information was informed by a review of the evidence base that was made available to the consultant team by Selby District Council before the events

Agenda and Questions Booklet

Each attendee received a Questions booklet which set out the key topics and questions that were to be covered in the workshops and which provided a structure to the debates

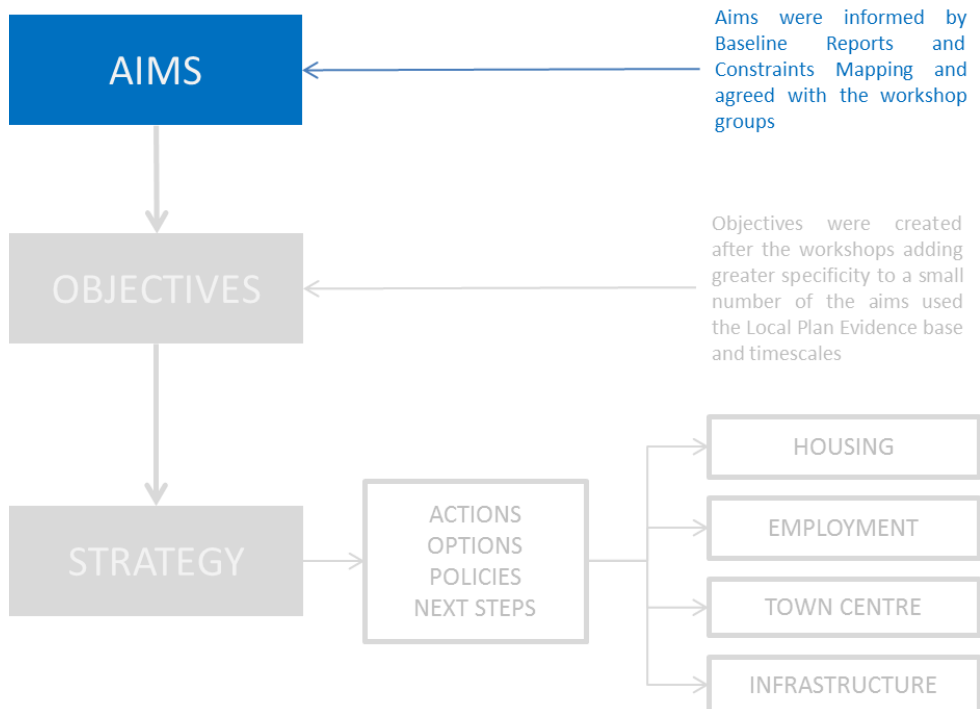
Sherburn in Elmet Answers Booklet

Each attendee received an answers booklet to record their observations and these were then collated into a single document during the discussions

Table of Objectives (later renamed as The Table of Aims)

The Table of Objectives was created for the second round of engagement to provide a starting point for the workshop discussions. During the discussions it became apparent that what was emerging was a set of higher level aspirations and aims (which lacked the specificity of objectives) and therefore this document has subsequently been renamed the "Table of Aims"

Aims



The stated intention of the workshops was to create a series of development objectives for each of the settlements based on the facilitated discussion sessions. However, the debates that were held during the workshops concluded with a series of more general “aims” and it was only after the workshops had been concluded and the baseline information was brought together with the groups’ desired outcomes, that meaningful objectives could be created.

Following the second round of workshops, there were still further amendments required to the proposed wording of the aims in order to address the concerns of the group members. The revised wording set out below has therefore not been ratified by the workshop groups in its final form.

Sherburn in Elmet Aims

Growth

- To accommodate growth and support new economic activity in a sustainable manner in accordance with Sherburn in Elmet's identified housing needs for the development plan period.
- To accommodate future growth on a number of key available and deliverable sites, whilst ensuring provision of appropriate community and highways infrastructure

Retail and Village Centre

- To provide an attractive village centre with increased vitality and activity that supports existing businesses and independent retailers to create a thriving retail centre, meeting the day to day needs of local people and providing an attractive destination for visitors
- To promote a coherent and easy to navigate the village centre with a more consistent street and shop front style, better utilisation of existing car parks, with clearly identified entrance points and enhanced gateways to mark the arrival into the village.
- To promote a sense of place with a new public space and/or public art to reflect Sherburn in Elmet's village identity, history and culture
- To explore the opportunity and implications of the partial pedestrianisation of key areas of the centre to create a pedestrian friendly environment

Housing

- To create a balanced and sustainable community through a mix of housing types and tenures that reflect current and emerging demographic and market trends, local demand and the needs of different groups within the Sherburn in Elmet community, providing sufficient new homes to meet local housing needs within the village.

Leisure

- To promote and enhance the villages community and leisure facilities, to ensure they are accessible to all
- To improve access to leisure and recreational facilities in the village for residents through increased community use of existing and proposed sports facilities at Sherburn in Elmet High School, including the swimming pool
- To explore opportunities to remodel existing changing facilities at the High School to facilitate increased community usage

Natural and Heritage Environment

- To maintain the existing network of green spaces to a good standard ensuring that they remain accessible to all members of the community

Highways, Movement and Connectivity

- To meet Sherburn in Elmet's identified growth requirements for the development plan period by improving existing highways infrastructure to provide the necessary infrastructure that a growing population requires to support the development of the village
- To enhance existing pedestrian and cycle linkages in the town

Delivery

- To use the aspirations and objectives arising from the focused engagement to inform the creation of an appropriate planning policy framework for the subsequent delivery of key projects and initiatives
- To support Selby District Council, community and business groups to deliver key projects whenever potential funding sources and other necessary resources are identified
- To build on public and private partnerships to assist in the delivery of the overall vision and objectives and support the Community Development Manager to proactively seek funding sources, as well as lead, manage and deliver key projects
- To ensure that Selby District Council is appropriately resourced to respond positively and quickly to any potential inward investment opportunities

Employment and Economic Development

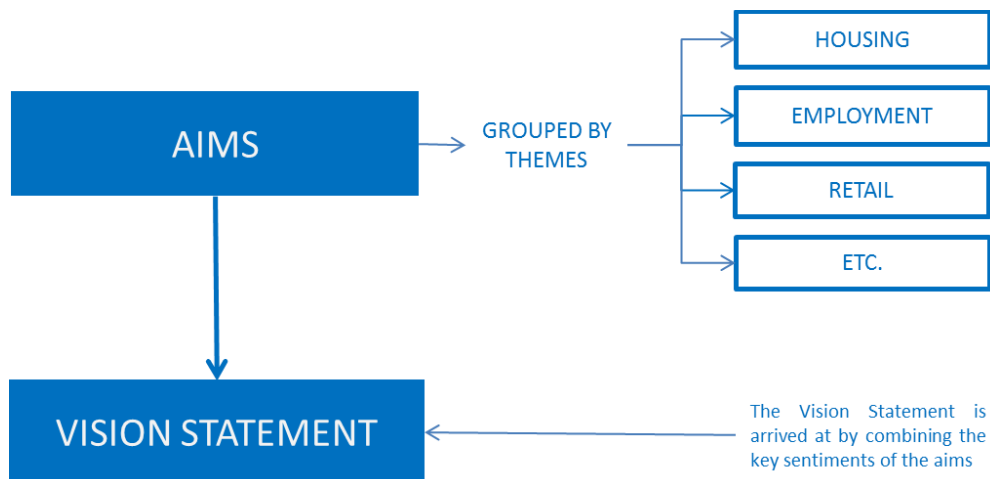
- To attract new businesses and investment into Sherburn in Elmet by ensuring there is an available and deliverable supply of suitable employment land
- To retain existing and growing businesses within Sherburn in Elmet by ensuring that land and infrastructure is available to meet future needs
- To create opportunities for business clusters, entrepreneurs, apprenticeships and business start-ups
- To encourage a range of employment opportunities that reflect the skills and aspirations of the local community and seek to retain these skills in the town

Community Wellbeing and Social Infrastructure

- To address the challenges of an ageing population, foster a sense of community and promote well-being.

- To support the community to develop healthier life styles by improving access to existing leisure, youth, education, health and environmental services facilities for all members of the community.
- To ensure health care capacity is increased to meet the demands of additional housing during the plan period

Sherburn in Elmet Vision Statement



The following Vision Statement has been extrapolated from the aims of the group:

By 2027, Sherburn in Elmet will be a sustainable, prosperous, attractive and vibrant settlement with an enhanced individual identity and sense of place and community. Whilst retaining its existing village character it will provide a range of shops, a mix of housing to meet local needs within the town, enhanced services, infrastructure and job opportunities for its residents and those of the surrounding villages that it serves.

Objectives

A small number of the aims that emerged from the workshops can be quantified and time-bound based on the emerging evidence base. These specifically relate to Housing, Employment and Retail provision. Objectives relating to infrastructure, leisure and tourism will require additional evidence to formulate before they can be confirmed in detail.

Housing

To deliver a minimum of 54 new homes in Sherburn in Elmet by 2027² in addition to those already granted planning permission but not yet constructed

Employment

To deliver 5 to 10 hectares of employment land in Sherburn in Elmet by 2027³

Town Centre

To ensure that by 2027⁴ the existing town service shops and facilities have been retained and continue to be economically viable

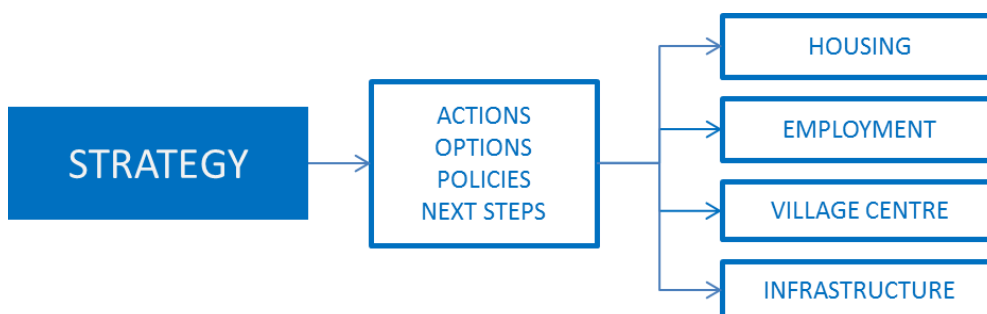
² The most recent housing requirement figures for Sherburn in Elmet based on April 2015 housing completions show that Sherburn in Elmet requires 54 new dwellings by the end of plan period in addition to those already consented but not constructed. This represents 11% of the overall district requirement. There is also the potential requirement to identify an additional 476 dwellings to meet any housing need not met within Tadcaster.

³ The Core Strategy states that around 37-52 hectares of employment land is required in the District to provide a range of high quality employment and office sites. The Olympia Park Strategic Development Site is set to provide around 23 hectares up to 2027. As such, there is a potential to allocate approximately 14 – 29 hectares of employment land throughout the District. The Core Strategy sets out 5 -10 hectares to be delivered in Sherburn in Elmet.

⁴ The RLS does not recommend the need for any additional convenience retail development in Sherburn in Elmet over the Local Plan period. The existing supermarket provision and the new ALDI, currently being constructed should be sufficient to match the planned housing growth and need in the town and provide further choice. The RLS does not make any recommendation to change the existing town / village centre retail boundaries..

Strategy

Having established the Aims and Vision Statement for the settlement, a strategy has been created that sets out a plan of action to deliver the community's longer term aspirations.



I Action: Explore Spatial Growth Options

The intention is to understand how, where and when Sherburn in Elmet may develop and grow during both the plan period and beyond. Initial work was done as part of the focused engagement within the workshops and in parallel with the aims and objectives setting exercise. The following options were explored with the group with the next section dealing with each scenario in more detail:

1. Releasing small amounts of land between the eastern edge of the town and the eastern bypass (A162) to meet Sherburn in Elmet's housing need during the current plan period
2. Releasing small amounts of land to the west of Sherburn in Elmet with the intention that "this will attract Leeds commuters who will use the B1222 and thereby avoid aggravating the current town centre highway issues"
3. Significantly increasing the scale of Sherburn in Elmet by expanding north-east, east and south-east to facilitate the provision of more infrastructure and ensure the vitality and viability of the village centre and local community services
4. Significantly increasing the scale of Sherburn in Elmet by expanding north-west, west and south-west to facilitate the provision of more infrastructure and ensure the vitality and viability of the village centre and local community services

2 Action: Identify Significant Development Constraints

The spatial growth options are informed by the technical limitations that were discussed with the workshop groups. Once a preferred spatial option (or shortlist of options) has been agreed, further detailed work will be required to verify the extent of the identified technical constraints.

3 Action: Verify Focused Engagement with Councillors

Because of the nature of the focused engagement work and the small population sample sizes represented in the workshop groups, it is important that the community's elected representatives have the opportunity to review the issues and options that have been discussed and assess whether these are consistent with, or markedly divergent from, the views of local residents and businesses that have been expressed prior to the focused engagement. The following observations are worth particular consideration:

- a. Sherburn in Elmet is regarded by many of the workshop attendees as a village and there was strong sentiment from some of the group that its existing "village" character would be threatened by a significant increase in housing numbers
- b. There was strong community sentiment that Sherburn in Elmet should not be expected to meet Tadcaster's housing shortfall because of the reason set out in (a)
- c. There is a belief stated by some of the attendees that previous increases in housing numbers have not been linked to improvements in infrastructure such as schools and highways and that greater attention should be given to ensure that these improvements are more closely linked to new housing proposals should they come forward

4 Action: Verify Feedback with Other Engagement Feedback

As part of PLAN Selby, a range of engagement feedback responses will have been received by Selby District Council from activities that have occurred outside the focused engagement workshops. This feedback should be used to understand whether the workshop groups' views are consistent with the sentiment and aspirations of the wider community.

5 Action: Explore Availability, Suitability and Achievability of Key Sites

For PLAN Selby to be ultimately regarded as a “sound” plan, sites that are being relied upon to meet the town’s growth requirements during the plan period will need to be available (i.e. the landowner must be willing to make his land available for development), suitable, technically achievable and viable (i.e. they must provide the landowner, promoters and developers with an appropriate financial return). Sites that emerge as preferred locations therefore need to be rigorously assessed against these four tests before they are included in the emerging development plan

6 Action: Engage with Landowners and/or their Agents

As part of the site assessment process, further detailed engagement will be required with the owners or promoters of pieces of land where limited information was available at the time of the engagement in relation to achievability and viability. The areas of the town where this work may be most beneficial are:

- a. Land to the south-east of Sherburn in Elmet
- b. Land to the west of Sherburn in Elmet that appears to be in multiple ownerships

7 Action: Develop Appropriate Planning Policies and Documents

Community concerns relating to the provision of new social and physical infrastructure as well as development and tenure mix of new housing developments could be addressed by the creation of development briefs for certain key sites that have not yet been consented. In certain specific instances, aspirations regarding development mix, design quality, green space and housing typologies may require greater clarification with potential developers before they commence preparation of detailed planning applications. Sites which were discussed at the workshops, which are currently being actively promoted and which may require development briefs were:

- a. Land to the north-east of Sherburn in Elmet
- b. Land to the south-east of Sherburn in Elmet
- c. Land to the west of Sherburn in Elmet

8 Action: Investigate Social Infrastructure Implications

Concerns were raised by the workshop attendees that the scale of new housing and in Sherburn in Elmet was having an adverse impact on local services and facilities and particular attention was drawn to the following:

- a. Impact on local schools
- b. Impact on primary care
- c. Lack of provision for an ageing population

9 Action: Develop Detailed Proposals for Sherburn in Elmet Centre

There were a number of ideas and initiatives for the centre that were suggested by the attendees at the workshops which would require more detailed investigation at the masterplanning stage. These included:

- a. Promoting and encouraging a local, high quality independent retail offer
- b. Improving the public realm and street furniture
- c. Improving shop fronts and signage
- d. Improving signage to car parking
- e. Creating a new public space in the village centre with the potential to incorporate public art
- f. Creating a small pedestrian only area at the heart of Sherburn in Elmet by constructing a new, short link road parallel and behind the existing shops

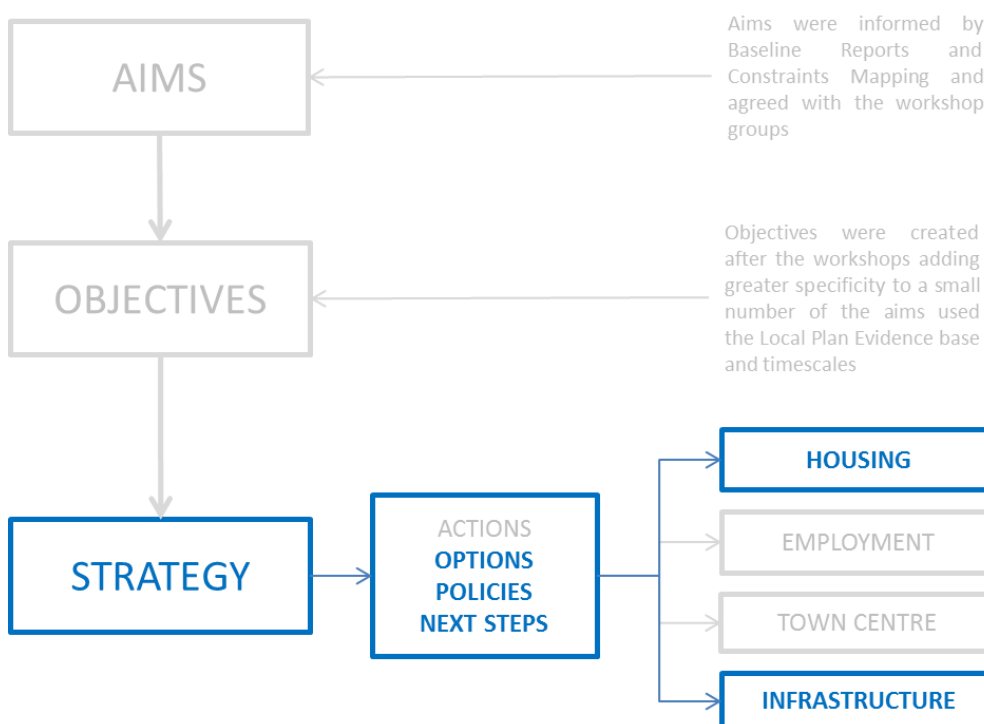
10 Action: Engage with Wider Stakeholders

The focused engagement, by its very terms of reference, was restricted to a small group of community and landowner representatives. The small size of the workshops allowed for greater in depth debate and understanding of the key issues than is often possible in wider, larger community engagement events. However, if the aims and aspirations and preferred options are to be receive wider community support (notwithstanding the planning requirements to engage as part of the formal planning process) further engagement work will be required in due course once the first stages of the strategy have been undertaken.

Spatial Growth Options

The following Options were considered by the groups in parallel with the aims and objective setting. Policy considerations and immediate next steps were considered following the workshops and these are provided in the summary tables at the end of each option.

The diagram below shows how this exercise sits within the wider structure of the focused engagement process.

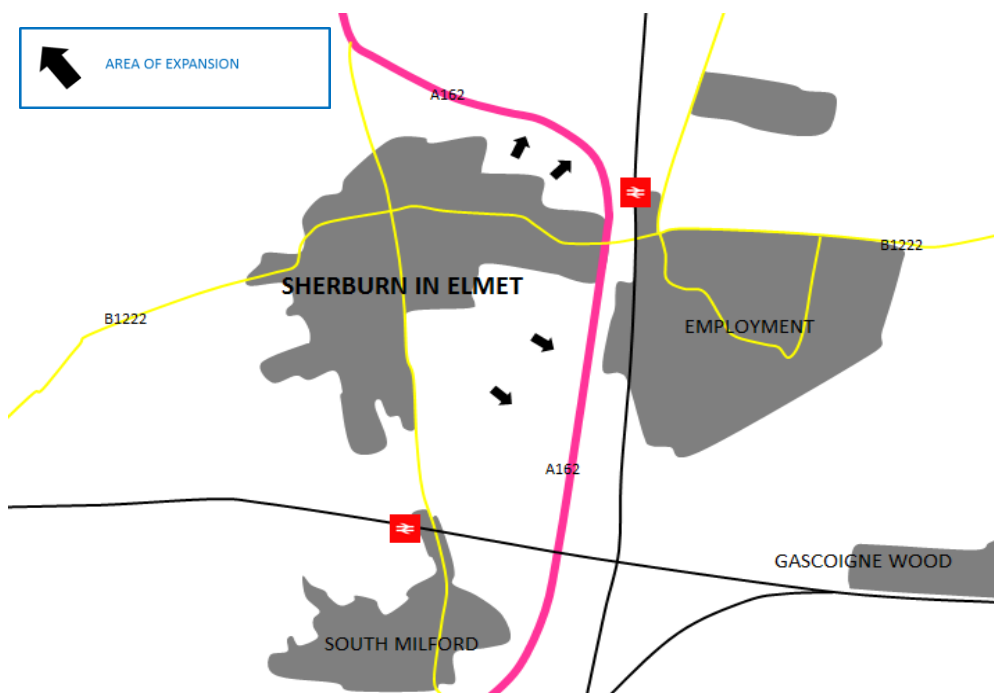


It should be noted that no formal masterplanning activity occurred during the meetings and the discussion was limited to exploring where Sherburn in Elmet may meet its growth needs and external pressures to build new homes to serve a wider area in the short, medium and long term and how certain initiatives may be developed within the centre

It should be noted that not all landowners whose land was discussed in the meeting were present in the workshops.

Option I: Small Scale Expansion to the East

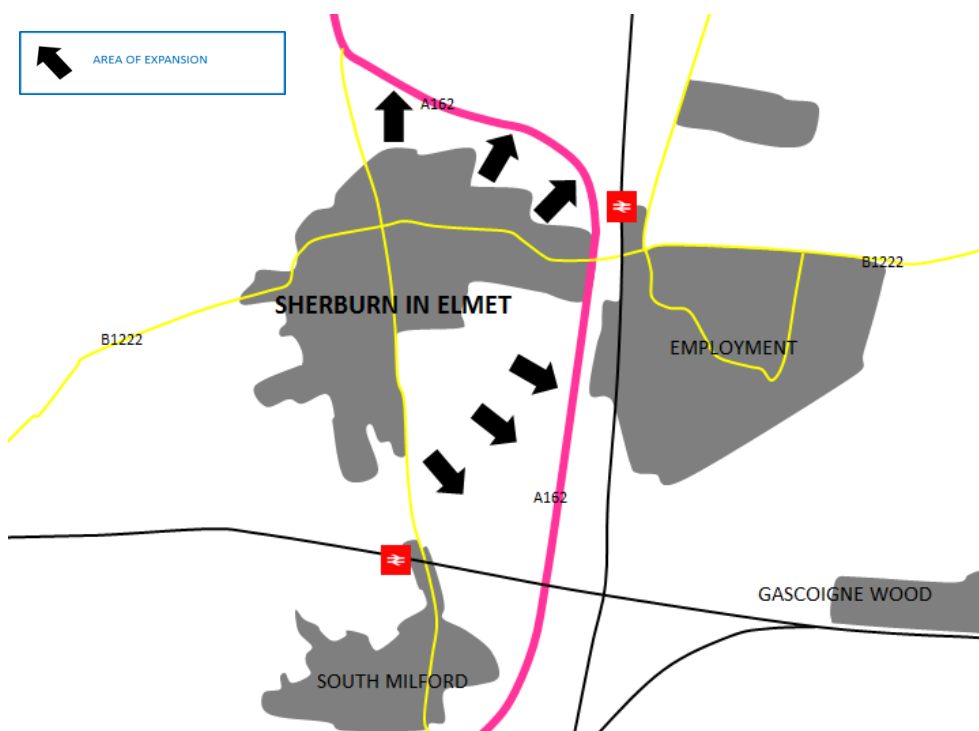
The group considered how the identified housing need of 54 homes by 2027 might be accommodated.



Scenario	<ul style="list-style-type: none"> The existing urban area of Sherburn in Elmet is expanded eastwards on one or more sites connecting to existing highway infrastructure. Employment expansion should continue to the east of the railway line and at Gascoigne Wood
Potential Advantages (as discussed in the workshops)	<ul style="list-style-type: none"> The new developments can be connected to existing highway infrastructure None of the sites are within green belt Promoters of the sites were in attendance at the workshops and confirmed that the sites were available achievable and viable and that there was significant market interest in developing them
Potential Disadvantages (as raised in the workshops)	<ul style="list-style-type: none"> There was concern that new development to the east of the town would increase traffic through the centre which uses the B1222 as a key commuting route into Leeds which would exacerbate an already difficult junction with long queueing times The housing development being proposed would not meet the full range of housing needs including those of an ageing population The sites may be at the limits of the distance people are prepared to walk into the centre and therefore encourage greater car usage for short journeys
Policy Considerations	<ul style="list-style-type: none"> Development briefs to guide the mix, design and housing typologies and clarifying the links between new homes and provision of social and physical infrastructure would assist the community in understanding what can reasonably be expected from new development proposals If Sherburn in Elmet needs to meet Tadcaster's housing shortfall then more land will be required than is anticipated in this scenario
Next Steps	<ul style="list-style-type: none"> Detailed traffic assessments with particular attention on the centre Further investigation into the practicality of creating development briefs for the key sites

Option 2: Larger Scale Growth to the East

The group considered where greater housing growth may be accommodated if Tadcaster fails to meet its own housing needs locally. Many of the points that were raised were similar to those identified in Option 1

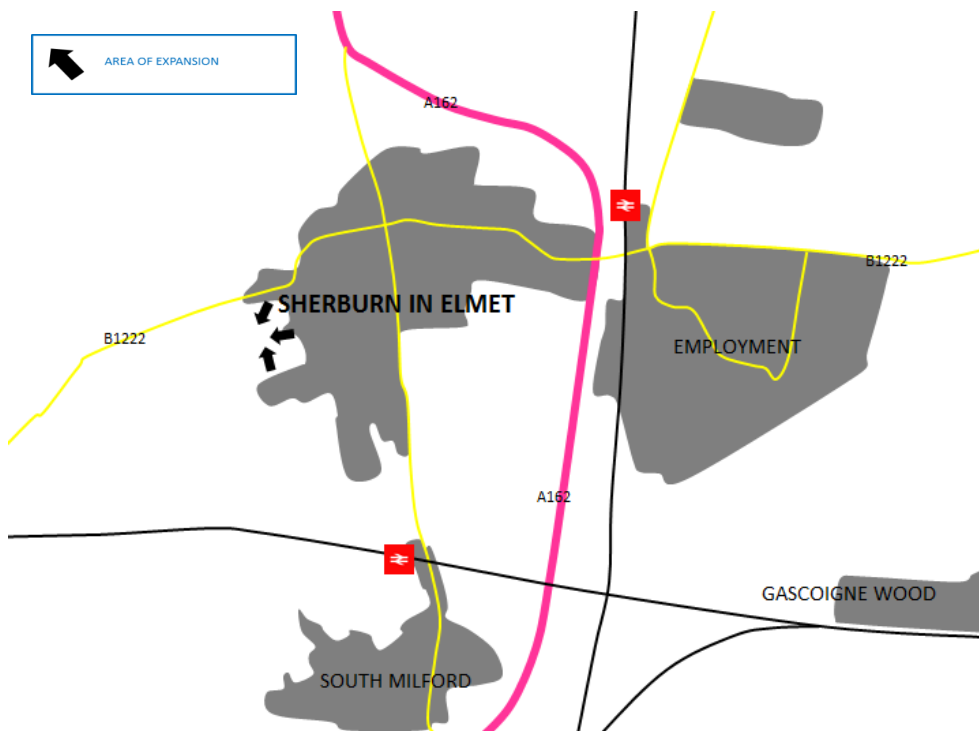


Scenario	<ul style="list-style-type: none"> The existing urban area of Sherburn in Elmet is expanded eastwards on a number of sites, potentially utilising a significant proportion of the land previously identified as “safeguarded” in the previous Local Plan and connecting to existing highway infrastructure. Employment expansion should continue to the east of the railway line and at Gascoigne Wood
Potential Advantages (as discussed in the workshops)	<ul style="list-style-type: none"> The new developments can be connected to existing highway infrastructure None of the sites are within green belt Promoters of the sites were in attendance at the workshops and confirmed that the sites were available, achievable and viable and that there was significant market interest in developing them
Potential Disadvantages (as raised in the workshops)	<ul style="list-style-type: none"> There was concern that an even greater increase in the amount of new development to the east of the town would increase traffic through the centre which uses the B1222 as a key commuting route into Leeds which would exacerbate an already difficult junction with long queueing times The housing development being proposed would not meet the full range of housing needs including those of an ageing population and would increase the appeal of Sherburn in Elmet as a commuter settlement to Leeds The sites may be at the limits of the distance people are prepared to walk into the centre and therefore encourage greater car usage for short journeys

<p>Policy Considerations</p>	<ul style="list-style-type: none"> • Development briefs to guide the mix, design and housing typologies and clarifying the links between new homes and provision of social and physical infrastructure would assist the community in understanding what can reasonably be expected from new development proposals
<p>Next Steps</p>	<ul style="list-style-type: none"> • Detailed traffic assessments with particular attention on the centre • Further investigation into the practicality of creating development briefs for the key sites • Further investigations into the likelihood of Tadcaster failing to meet its own housing requirements

Option 3: Small Scale Growth to the West

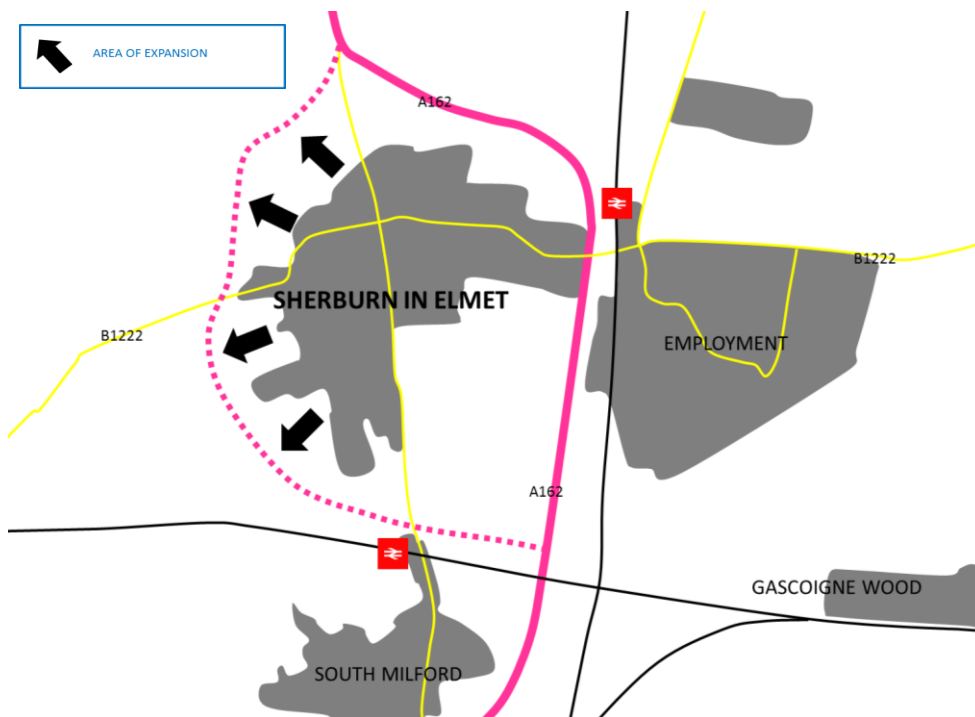
The group discussed an area of land to the west of Sherburn in Elmet that is currently in multiple ownerships and had limited formal promotion through the plan making process



Scenario	<ul style="list-style-type: none"> A collection of small land holdings to the west of Sherburn in Elmet are assembled to create a small urban extension served off Church Hill. Employment expansion should continue to the east of the railway line and at Gascoigne Wood
Potential Advantages (as discussed in the workshops)	<ul style="list-style-type: none"> The case was presented that if Sherburn in Elmet is appealing to Leeds commuters, then by locating new housing development on the west of the settlement, the traffic issue at the centre of Sherburn could be significantly mitigated (or made no worse than it currently is) The new development could be used to facilitate the relocation of existing uses in this area to more appropriate locations with better highway connections Improved access to the school and its associated leisure facilities could be created
Potential Disadvantages (as raised in the workshops)	<ul style="list-style-type: none"> The land is in multiple ownerships Some of the land identified is in green belt It is unclear whether the site is available, achievable and viable since no technical work has been undertaken or presented to date
Policy Considerations	<ul style="list-style-type: none"> Part of the site is in green belt
Next Steps	<ul style="list-style-type: none"> The landowners need to demonstrate that the site is capable of being assembled and is available, achievable and viable Traffic modelling would be necessary to demonstrate that the impact on the B1222/Moor Lane crossroads would be lower than if the same scale of development is located to the east of the Sherburn in Elmet

Option 4: Large Scale Western Expansion

The group went on to consider the case for a new western bypass to Sherburn in Elmet in the medium to long term to accommodate more significant levels of housing growth



Scenario	<ul style="list-style-type: none"> A new bypass would be constructed linking the A162 to the north of Sherburn in Elmet with the A162 south east of Sherburn in Elmet. The land between the new bypass and existing settlement would be released for housing with an obligation on the developers to fund the bypass in whole or in part. Employment expansion would continue to the east of the railway line and at Gascoigne Wood
Potential Advantages (as discussed in the workshops)	<ul style="list-style-type: none"> Traffic would be distributed evenly around the settlement and, in theory, may relieve the pressure on the B1222/Moor Lane junction A significant increase in the population would increase demand and sustainability of local shops and services
Potential Disadvantages (as raised in the workshops)	<ul style="list-style-type: none"> Land is green belt Land is on the edge of the edge of the designated Locally Important Landscape Area Scale of development may change the character of the settlement – increasing the number of people in the centre as well as the scale of education and primary care facilities needed No viability or technical assessment has been undertaken and there is no information about land availability A scheme of this scale would need to be planned during the current plan period for commencement after 2027
Policy Considerations	<ul style="list-style-type: none"> The land is in green belt The consequential impacts on wider infrastructure would need to be fully explored

<p>Next Steps</p>	<ul style="list-style-type: none">• Consideration of the conclusions and recommendations of the current green belt review• Understanding of long term community wide aspirations for Sherburn in Elmet and whether the benefits of significantly growing the settlement over the next 30+ years outweigh the perceived, potential or likely harm
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Town Centre Options

Detailed Town Centre Options were not considered by the group with the majority of the workshops being dedicated to broader themes, the impact of consented development on the B1222/Moor Lane junction, impacts on local services and facilities of the new planned housing and the potential change in character if the settlement grows significantly beyond its current size. The potential consequential impacts on the centre of Sherburn in Elmet if the settlement needs to build more homes to meet Tadcaster's shortfall in housing provision were also raised as key concerns.

As with the other settlements that were part of the study, there appeared to be significant enthusiasm from the attendees at the meeting to participate in detailed discussions about initiatives that could lead to the improvements in the quality of Sherburn in Elmet centre and an increase in choice and diversity of comparison and convenience goods stores.

Let's Talk

PLANSELBY

EXECUTIVE SUMMARY

TADCASTER

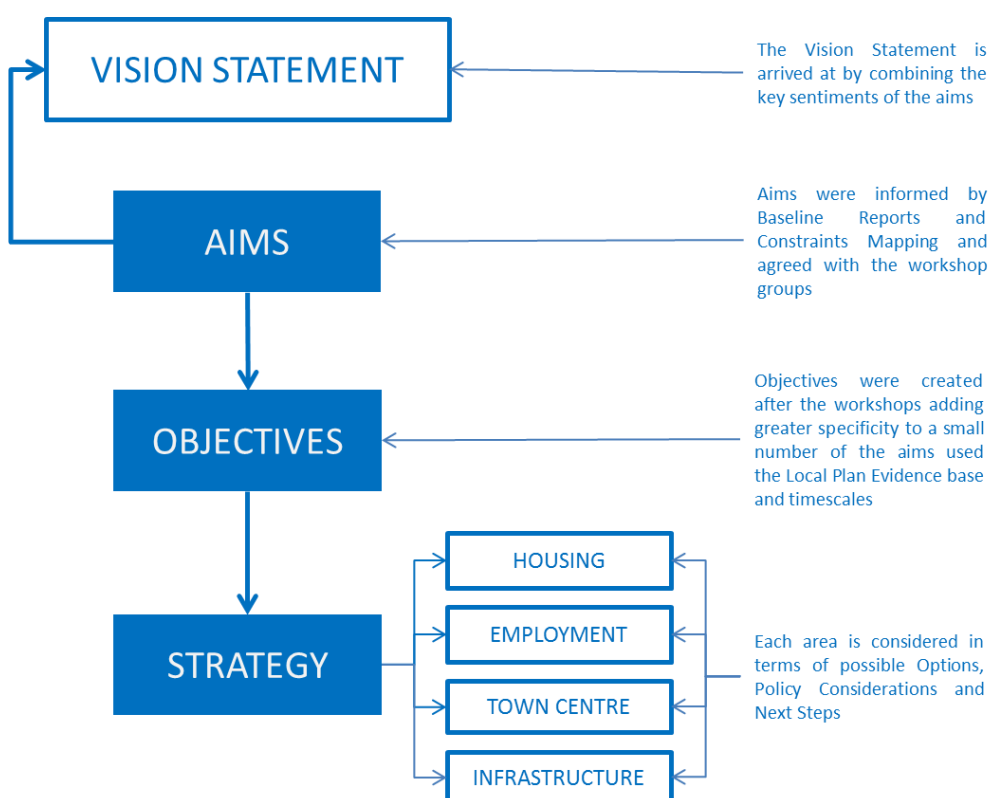
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Tadcaster - Introduction

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Limitations and Caveats

Time Limitations and Implications

The work undertaken for each settlement was comprised of four, three hour sessions in each of the three settlements. Within these time constraints a significant amount of baseline information needed to be reviewed and understood by attendees before meaningful discussion could take place. Those who were more familiar with development plan making and the development process were therefore better equipped to engage in some of the more subtle and nuanced points of the planning system as well as understand the implications of some of the points that were discussed and which informed the wording and sentiment of the agreed aims and vision statement.

Aspirations beyond the Current Plan Period

While the groups recognised that focused engagement was primarily to inform the emerging Local Plan, it was also recognised that many decisions that are made as part of the emerging Local Plan may have significant consequences for the longer term development of the settlements. In particular there was significant debate about developments undertaken in the next 15 years and ensuring that they do not prejudicially impact on the provision of possible future, strategic infrastructure to facilitate longer term settlement growth.

Masterplanning

During the engagement workshops, there was significant interest from a number of attendees to explore the more detailed, layout and spatial aspects of some of the issues that were being discussed. The groups were advised that detailed masterplanning was being planned by Selby District Council for some time in 2016 and therefore the graphics in this document remain conceptual and indicate “a direction of travel” rather than representing fully considered and resolved proposals for each of the towns. The intention is that these diagrams should form the basis for briefing masterplanning teams when they are appointed and to ensure that there is continuity in the dialogue during the preparation of PLAN Selby over a number of years

The Purpose of Focused Engagement

The work undertaken was “focused engagement” with a small number of invitees selected by Selby District Council to attend a series of workshops. These were selected from a range of groups and interests including ward, town and parish councillors, residents groups, developers and their agents. The nature of focused engagement workshops means that the size of the workshop groups relative to the population size of the settlements will mean that the sample size is never going to be large enough to extrapolate a reasonable statistically robust confidence level to the feedback that is received. However the aims and objectives that emerge from focused engagement should be recognised as providing a well-informed starting point for community wide engagement at the next stage of PLAN Selby with the caveat that they cannot necessarily be relied upon as being statistically representative of the wider population of the settlements.

Terminology

To assist the reader, we have used the following definitions in preparing this document

Vision Statement

A Vision Statement provides strategic direction and describes what the community wishes to achieve for their community in the future. The Vision Statements for the three Selby settlements are derived from the aims that were agreed with each of the workshop groups.

Aims

An aim is “a purpose or intention; a desired outcome.” In the context of this focused engagement work this means that an aim is “what the community hopes to do, and signals where they aspire to be in the future”. An aim therefore does not have the specificity of an objective nor the clear actions one may find in a delivery strategy.

Objectives

Objectives have been created where there is an opportunity to be more specific about a desired outcome. Objectives have therefore been defined using the common S.M.A.R.T. acronym where each objective is:

- Specific, i.e. clear and easy to understand
- Measurable, i.e. able to be quantified.
- Achievable, i.e. possible to be attained.
- Realistic i.e. not 'pie in the sky'.
- Time bound, i.e. associated with a specific time period

In order for an objective to meet these criteria, there needs to be clear and agreed evidence base to support the requirements to be specific and measurable therefore not all aims have objectives associated with them.

Strategy

The strategy for each settlement is defined here as “a plan of action designed to achieve the community’s long-term aims”. These “plans of action” include a range of activities which may include a consideration of spatial options as well as further engagement, the creation of new planning policies and further detailed investigations that are needed to understand the implications associated with delivering against each of the aims

Options

The following definition was used at all the workshops as part of the introduction to the project. “An option is a potential solution to meet a need, deficit or aspiration. An option does not need to be confirmed as being achievable at this stage and further investigation may be needed to verify it is deliverable. It may or may not be chosen as a preferred way forward.”

Next Steps

For the purposes of this document, Next Steps are defined as “short terms actions that were identified as being both urgent and important”

Materials Produced

The Engagement Plan

The Engagement Plan sets out the structure of the engagement workshops, the nature of the workshops and the content and format of the engagement tools and anticipated outputs.

Introductory Presentations

All attendees at the workshops received a short presentation from Keith Dawson, Director of Planning at Selby District Council and Adrian Spawforth, Managing Director of the engagement consultants, Spawforths, setting out the purpose of the workshops, the role in the PLAN Selby development planning process and how the information would be used going forwards.

Fact Sheet Booklet

Each attendee at the workshops received a document that provided a summary of the identified deficits, needs and aspirations of the town and the technical issues and options for each town. This information was informed by a review of the evidence base that was made available to the consultant team by Selby District Council before the events

Agenda and Questions Booklet

Each attendee received a Questions booklet which set out the key topics and questions that were to be covered in the workshops and which provided a structure to the debates

Tadcaster Answers Booklet

Each attendee received an answers booklet to record their observations and these were then collated into a single document during the discussions

Table of Objectives (later renamed as The Table of Aims)

The Table of Objectives was created for the second round of engagement to provide a starting point for the workshop discussions. During the discussions it became apparent that what was emerging was a set of higher level aspirations and aims (which lacked the specificity of objectives) and therefore this document has subsequently been renamed the "Table of Aims"

Aims

The stated intention of the workshops was to create a series of development objectives for each of the settlements based on the facilitated discussion sessions. However, the debates that were held during the workshops concluded with a series of more general “aims” and it was only after the workshops had been concluded and the baseline information was brought together with the groups’ desired outcomes, that meaningful objectives could be created.

Following the second round of workshops, there were still further amendments required to the proposed wording of the aims in order to address the concerns of the group members. The revised wording set out below has therefore not been ratified by the workshop groups in its final form.

Tadcaster Aims

Growth

- To meet Tadcaster's identified housing needs for the development plan period on a number of key available and deliverable sites within or close to the edge of the town centre, which are well served by existing/upgraded infrastructure.
- To explore the implications of the longer term expansion of the town to south of the bypass

Retail and Town Centre

- To accommodate Tadcaster town centre's identified requirement for additional retail floor space within an expanded town centre boundary
- To create greater diversity and choice, with a particular emphasis on encouraging more independent traders and an affordable retail convenience offer
- To develop more town centre housing
- To improve the public realm, shop fronts and signage in order to increase the appeal and prosperity of the town centre

Housing

- To create a balanced and sustainable community through a mix of housing types and tenures to reflect current and emerging demographic and market trends, local demand and the needs of different groups within the Tadcaster community, providing sufficient new homes to meet local housing needs within the town.

Leisure and Tourism

- To increase tourism and town centre prosperity by improving the public realm within the town centre to make it more attractive and easier for visitors (and local residents) to navigate
- To improve the existing high quality heritage and cultural assets of the town to broaden their appeal to a wider visitor market
- To introduce additional leisure facilities, social spaces and children's play facilities into the town centre and along the riverside to broaden their appeal to both local residents and a wider visitor market

Natural and Heritage Environment

- To protect and enhance the key heritage and green assets of the town
- To encourage the restoration and renewal of vacant buildings in the town centre Conservation Area
- To improve access and connectivity to the town centre and riverside green spaces. To improve the quality of the public realm and street furniture. To create more spaces within the town where people can meet and sit

Highways, Movement and Connectivity

- To improve existing highways infrastructure to enable individual sites to be brought forward and to meet Tadcaster's identified growth requirements for the development plan period
- To explore the implications of creating an additional vehicular access/egress onto the A64 at the intersection with the A162, to create better access into and out of the town
- To improve the gateway into the town from the A162 / A64 highway junction with signage to provide a "welcome" entrance into Tadcaster
- To explore the potential to improve pedestrian links across the river with improvements to existing pedestrian footways on the bridge or a new footbridge
- To enhance pedestrian and cycle linkages into the town centre and riverside

Delivery

- To use the aspirations and objectives arising from the focused engagement to inform the creation of an appropriate planning policy framework for the subsequent delivery of the key projects and initiatives
- To support Selby District Council, community and business groups to deliver key projects whenever potential funding sources and other necessary resources are identified

- To build on public and private partnerships to assist in the delivery of the overall vision and objectives and support the Tadcaster Community Interest Company to proactively seek funding sources, as well as lead, manage and deliver key projects

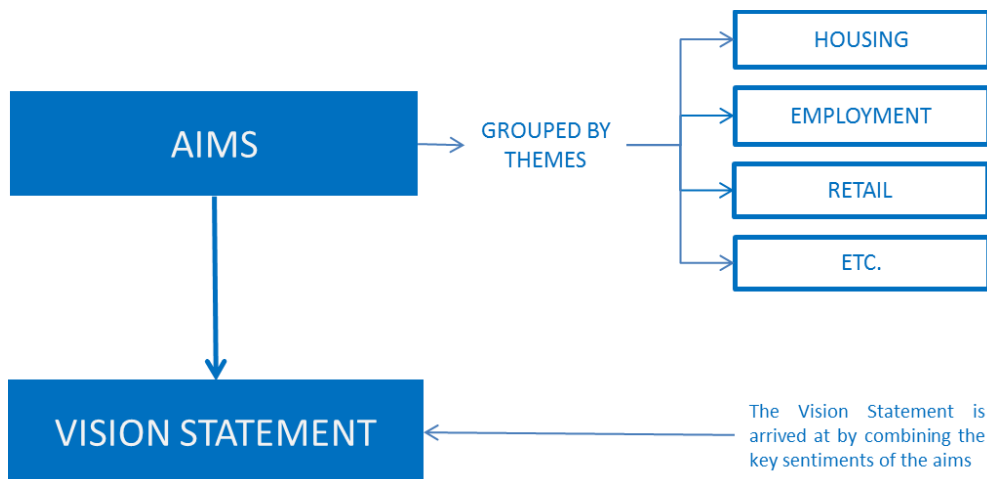
Employment and Economic Development

- To strengthen and consolidate Tadcaster as the long term sustainable employment base in this part of the Selby District
- To attract new businesses to the town by ensuring that there is an available and deliverable supply of suitable employment land
- To retain existing and growing businesses within Tadcaster by ensuring that land and infrastructure is available to meet their needs
- To create opportunities for business incubation, entrepreneurs, apprenticeships and business start-ups
- To encourage a range of employment opportunities that reflect the skills and aspirations of the local community and seek to retain these skills in the town

Community Wellbeing and Social Infrastructure

- To address the challenges of an ageing population, foster a sense of community and promote well-being.
- To support the community to develop healthier life styles by improving access to existing leisure, youth, education, health and environmental services facilities for all spectrums of the community.
- To ensure health care provision is improved to meet the demands of additional housing during the plan period.

Tadcaster Vision Statement



The following Vision Statement has been extrapolated from the aims of the group:

By 2027, Tadcaster will be a sustainable, prosperous, attractive and vibrant market town, with an enhanced individual identity, that builds on its high quality heritage, cultural assets and sense of community. It will provide a range of shops and a mix of housing and employment to meet local needs within the town. It will continue to enhance and provide services and job opportunities for its residents and those of the surrounding villages that it serves. It will be well connected with the river with attractive green corridors, meeting, events and public spaces that will appeal to both local residents and visitors from outside the district.

Objectives

A small number of the aims that emerged from the workshops can be quantified and time-bound based on the emerging evidence base. These specifically relate to Housing, Employment and Retail provision. Objectives relating to infrastructure, leisure and tourism will require additional evidence to formulate before they can be confirmed in detail.

Housing

To deliver a minimum of 476 new homes in Tadcaster by 2027²

Employment

To deliver 5 to 10 hectares of employment land in Tadcaster by 2027³

Town Centre

To identify and deliver an additional convenience retail development site within Tadcaster Town Centre by 2027⁴

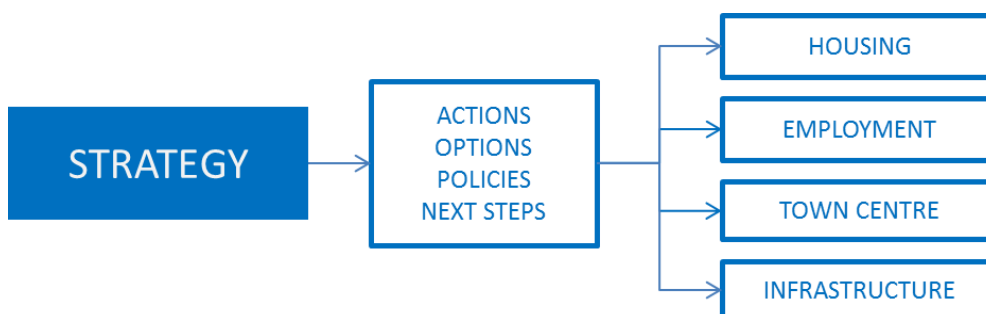
² The most recent housing requirement figures for Tadcaster based on April 2015 housing completions show that Tadcaster requires 476 new dwellings which equates to 7% of the overall district requirement (subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy)

³ The Core Strategy states that around 37-52 hectares of employment land is required in the District to provide a range of high quality employment and office sites. The Olympia Park Strategic Development Site is set to provide around 23 hectares up to 2027. As such, there is a potential to allocate approximately 14 – 29 hectares of employment land throughout the District. The Core Strategy sets out 5 -10 hectares to be delivered in Tadcaster. The Employment Land Review Report (ELR) (June 2015) produced by GVA, provides an up to date position relating to the employment land supply and makes recommendations, identifying potential employment land allocations and employment need which should be considered as part of the Selby Market Towns Study and PLAN Selby. GVA report states Tadcaster is seen as a suitable location for knowledge based employment activity, complementary to Selby. In summary, the ELR Report states that between 2005 - 2015 there has been no take up of allocated employment land. The existing 9.00 ha SDLP allocation (TAD/3) at London Road was not delivered in the last plan period and is not recommended for retention as an allocation by GVA, given concerns regarding the deliverability of this site.

⁴ The RLS recommends that on the basis of existing convenience provision in the town there is a need for the Council to proactively allocate a further site for convenience retail development in Tadcaster over the Local Plan period. This will match the planned housing growth and need in the town and provide further choice.

Strategy

Having established the Aims and Vision Statement for the settlement, a strategy has been created that sets out a plan of action to deliver the community's longer term aspirations.



1 Action: Explore Spatial Growth Options

The intention is to understand how, where and when Tadcaster may develop and grow during both the plan period and beyond. Initial work was done as part of the focused engagement within the workshops and in parallel with the aims and objectives setting exercise. The following options were explored with the group with the next section dealing with each scenario in more detail:

1. Limiting growth to the existing Tadcaster urban area and sites currently being actively promoted by landowners and their agents
2. Expanding the town to the north and east along the river corridor
3. Expanding the town to the south and west along the A64 corridor
4. Expanding the town to the south of the bypass
5. Expansion of the town to the north-east

2 Action: Identify Significant Development Constraints

The spatial growth options are informed by the technical limitations that were discussed with the workshop groups. Once a preferred spatial option (or shortlist of options) has been agreed, further detailed work will be required to verify the extent of the identified technical constraints.

3 Action: Verify Focused Engagement with Councillors

Because of the nature of the focused engagement work and the small population sample sizes represented in the workshop groups, it is important that the community's elected representatives have the opportunity to review the issues and options that have been discussed and assess whether these are consistent with, or markedly divergent from, the views of local residents and businesses that have been expressed prior to the focused engagement.

4 Action: Verify Feedback with Other Engagement Feedback

As part of PLAN Selby, a range of engagement feedback responses will have been received by Selby District Council from activities that have occurred outside the focused engagement workshops. This feedback should be used to understand whether the workshop groups' views are consistent with the sentiment and aspirations of the wider community.

5 Action: Explore Availability, Suitability and Achievability of Key Sites

For PLAN Selby to be ultimately regarded as a "sound" plan, sites that are being relied upon to meet the town's growth requirements during the plan period will need to be available (i.e. the landowner must be willing to make his land available for development), suitable, technically achievable and viable (i.e. they must provide the landowner, promoters and developers with an appropriate financial return). Sites that emerge as preferred locations therefore need to be rigorously assessed against these four tests before they are included in the emerging development plan

6 Action: Engage with Landowners and/or their Agents

As part of the site assessment process, further detailed engagement will be required with the owners or promoters of strategically important pieces of land to verify assumptions being made about availability, achievability and viability. The areas of the town where this work may be most beneficial are:

- a. Land at Mill Lane
- b. Land to the north of the town adjacent to the River Wharfe and Tadcaster Riverside Community Primary School

- c. Land currently known as Central Car Park

7 Action: Develop Appropriate Planning Policies and Documents

Certain key sites that are being promoted within Tadcaster have the ability to make a significant contribution to Tadcaster's growth aspirations but may also, if developed in isolation, prejudice the Council's ability to deliver longer term urban expansion by preventing key strategic infrastructure and/or connectivity between adjacent sites from being realised. In certain specific instances, aspirations regarding development mix, design quality, green space and housing typologies may require greater clarification with potential developers before they commence preparation of detailed planning applications. Sites which were discussed at the workshops, which are currently being actively promoted and which may require development briefs, design codes or similar development management tools were:

- a. Land to the north of the town adjacent to the River Wharfe and Tadcaster Riverside Community Primary School
- b. Land at Mill Lane
- c. Land currently known as Central Car Park

8 Action: Investigate Potential Sites Currently Not Being Promoted

Land to the north and east of Tadcaster does not lie within the green belt, does not have any significant policy constraints and may have the potential for residential development. This land has previously been promoted through the SHLAA but the landowners no longer appear to be engaged in the PLAN Selby process. Early engagement to understand if this land is still available would help clarify the full range of development options that need further consideration.

9 Action: Investigate Social Infrastructure Implications

Concerns were raised by the workshop attendees that the lack of new housing and employment in the town was having an adverse impact on local services and facilities and particular attention was drawn to the following:

- a. Long term sustainability of local schools if no new homes are built

- b. Lack of new homes for young people and the elderly resulting in a perceived imbalance in the demographic makeup of the town (this requires further evidence and investigation)
- c. Long term sustainability of primary care provision
- d. Long term viability of the town centre with perceptions of decreasing patronage and limited and/or diminishing choice

10 Action: Develop Detailed Proposals for Town Centre

There were a number of ideas and initiatives for the town centre that were suggested by the attendees at the workshops which would require more detailed investigation at the masterplanning stage. These included:

- a. Promoting and encouraging a local, high quality independent retail offer
- b. Creating a local identity and niche, attracting people to shop in Tadcaster
- c. Improving connections between the town and the riverside with potential for a new park.
- d. Improving the public realm and street furniture
- e. Improving shop fronts and signage
- f. Improving legibility (navigability of the town)
- g. Creating one or more new public spaces
- h. Drawing attention to the distinctive cultural heritage assets of the town in order to provide a destination and attractive shopping and leisure experience.

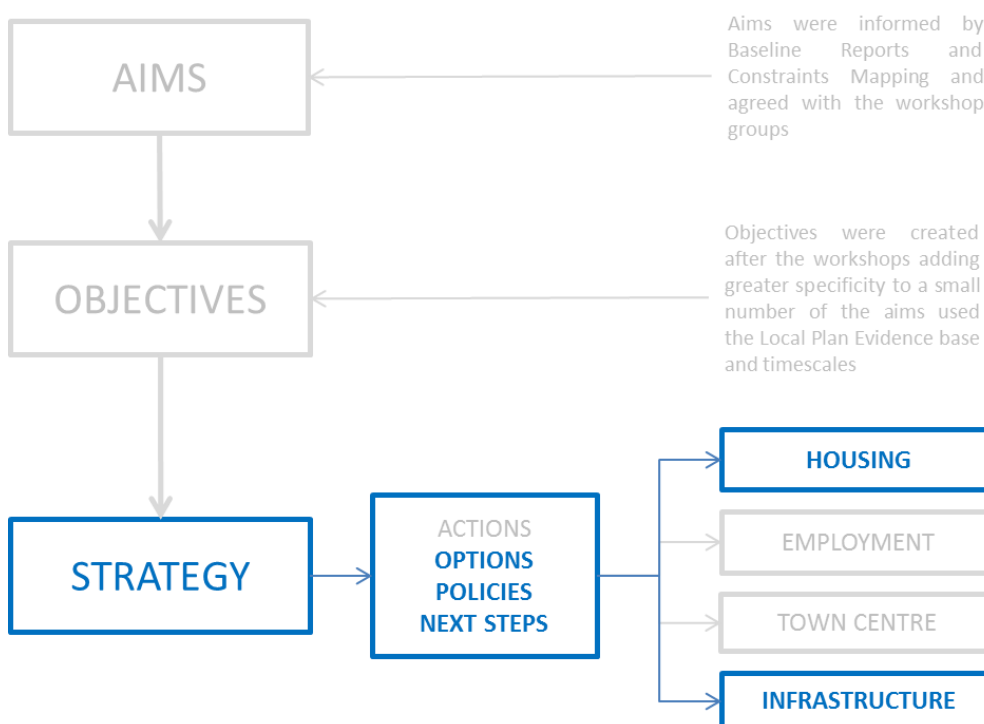
11 Action: Engage with Wider Stakeholders

The focused engagement, by its very terms of reference, was restricted to a small group of community and landowner representatives. The small size of the workshops allowed for greater in depth debate and understanding of the key issues than is often possible in wider, larger community engagement events. However, if the aims and aspirations and preferred options are to receive wider community support (notwithstanding the planning requirements to engage as part of the formal planning process) further engagement work will be required in due course once the first stages of the strategy have been undertaken.

Spatial Growth Options

The following Options were considered by the groups in parallel with the aims and objective setting. Policy considerations and immediate next steps were considered following the workshops and these are provided in the summary tables at the end of each option.

The diagram below shows how this exercise sits within the wider structure of the focused engagement process.

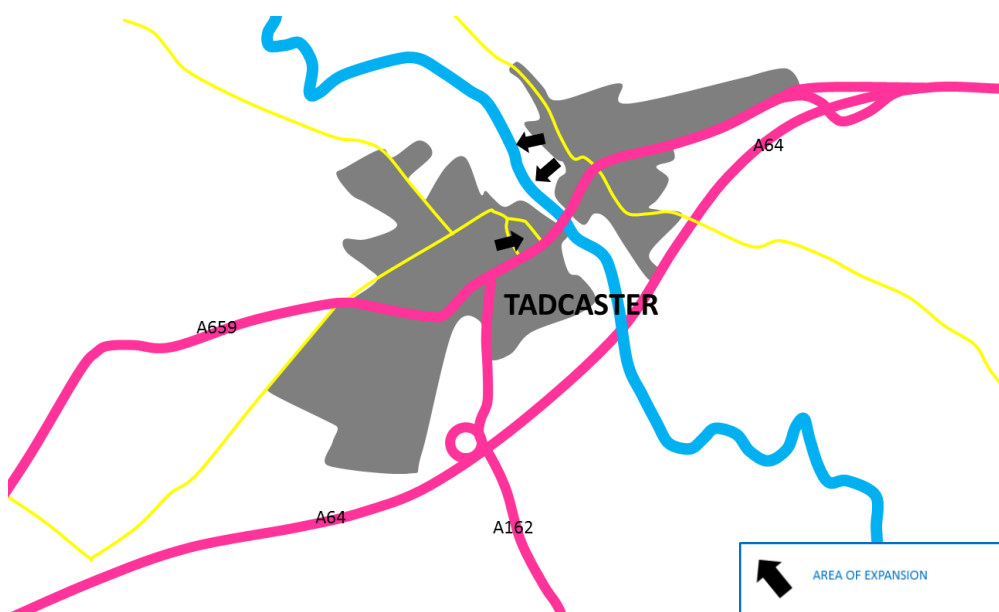


It should be noted that no formal masterplanning activity occurred during the meetings and the discussion was limited to exploring where Tadcaster may meet its growth needs in the short, medium and long term and how certain initiatives may be developed within the town centre

It should be noted that not all landowners whose land was discussed in the meeting were present in the workshops.

Option I: Development within Tadcaster Town Centre

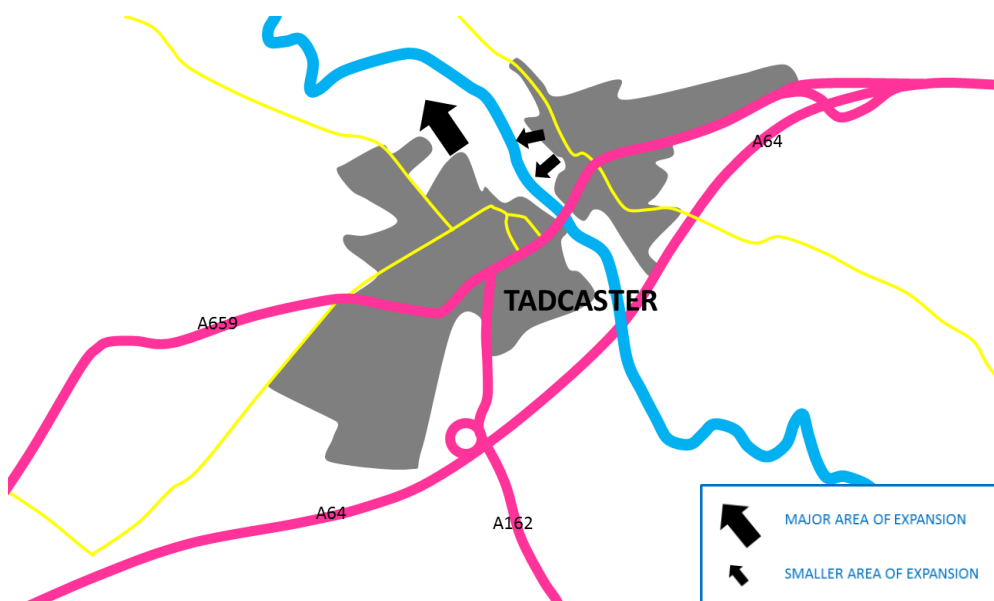
The groups considered how sites that are currently being actively promoted by landowners, developers and agents within the existing urban area may meet some or all of the town's housing needs.



Scenario	<ul style="list-style-type: none"> The town centre car park and land to the east of the river (Mill Lane) were both considered in detail in relation to how they might meet Tadcaster's housing need up until 2027. No suitable sites for additional employment development were identified
Potential Advantages (as discussed in the workshops)	<ul style="list-style-type: none"> Both sites are within walking distance of town centre services and facilities Neither site is in green belt Both sites are being advocated as possible housing sites
Potential Disadvantages (as raised in the workshops)	<ul style="list-style-type: none"> The lost parking on the town centre car park would need to be replaced elsewhere in close proximity to ensure there was no adverse impact on the town centre shops and services. The town centre car park site would only provide around 40 new dwellings The riverside and town centre car park sites would deliver around 150 homes in total i.e. they would not deliver the identified housing requirement for the town up until 2027 The Mill Lane site has been available for housing for a number of years and has failed to come forward for development raising questions about its availability and deliverability
Policy Considerations	<ul style="list-style-type: none"> A replacement car park would need to be identified if the central car park were to be developed for housing Detailed evidence may be required to confirm that the two sites are available, suitable, achievable and viable Both sites are in a heritage environment and would benefit from detailed design briefs to ensure the most appropriate forms of development are delivered
Next Steps	<ul style="list-style-type: none"> Detailed dialogue is required with the owners of the Mill Lane site to understand if it is likely to come forward for development in the plan period

Option 2: Riverside Development Areas

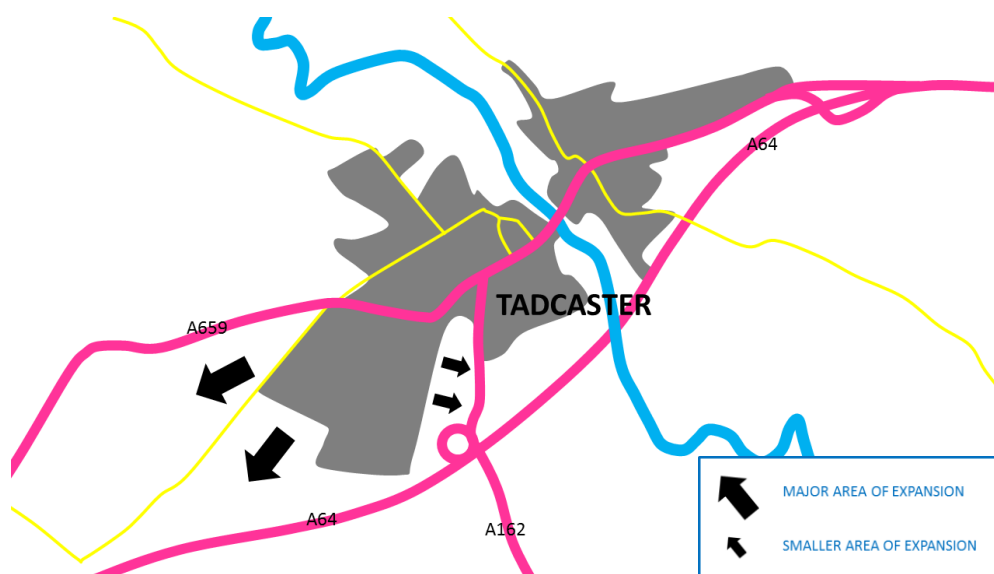
The group discussed how land to the north of the town that is adjacent to the river and town centre may be utilised in conjunction with the land at Mill Lane



Scenario	<ul style="list-style-type: none"> Land to the north of the town centre that is contiguous with the urban area could be brought forward in conjunction with the development land on the eastern bank of the river at Mill Lane (denoted by the pair of smaller black arrows). No suitable sites for additional employment development were identified
Potential Advantages (as discussed in the workshops)	<ul style="list-style-type: none"> The land to the north of the town centre is within walking distance of local services and shops and accessible pedestrian routes are available The land to the north is adjacent to an existing primary school The land to the north is available and being actively promoted by the landowners There is understood to be significant private sector house builder interest in the site The land to the north could meet all or the significant majority of Tadcaster's identified housing needs for the plan period up until 2027
Potential Disadvantages (as raised in the workshops)	<ul style="list-style-type: none"> The site is currently green belt and in an area of high landscape value The site is adjacent to a conservation area, listed building and scheduled ancient monument
Policy Considerations	<ul style="list-style-type: none"> The site is currently green belt and would require careful consideration of the implications of releasing it for development The location adjacent to a high quality heritage environment would suggest a detailed design brief or a design code may be needed to guide the quality and nature of the development
Next Steps	<ul style="list-style-type: none"> Engagement with both landowners to understand the deliverability of the sites and the likelihood of their coming forward for development before 2027 Green belt assessment Landscape assessment

Option 3: South and South–West Expansion

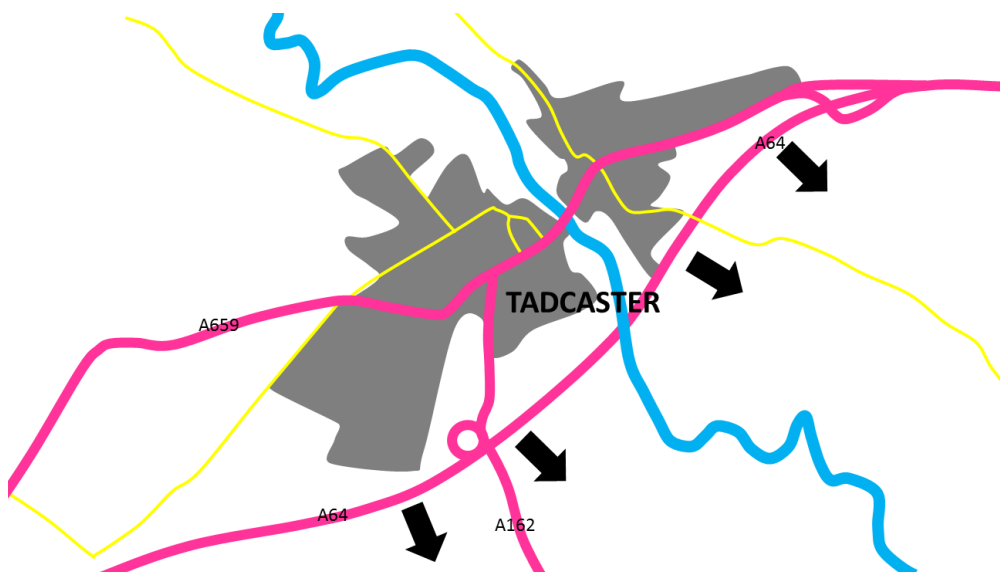
The group discussed the issues associated with expanding the town further west.



Scenario	<ul style="list-style-type: none"> Land adjacent to the junction of the A162 and A64 that was formerly promoted for employment, along with land to the west of the town was considered by the group. The land to the west of Tadcaster could be expanded to include the necessary employment land as well as making provision for long term future housing growth.
Potential Advantages (as discussed in the workshops)	<ul style="list-style-type: none"> Both areas would provide easier access to Leeds and the A64 which would minimise highway impacts on the town centre The land does not appear to be physically constrained based on the information that was available at the time of the workshops
Potential Disadvantages (as raised in the workshops)	<ul style="list-style-type: none"> The land to the west of the town is green belt The land to the west of the town is not currently being promoted and may not be available The land to the west of the town was felt to be too far from the town centre to walk and may well encourage greater car usage for short journeys The land adjacent to the A162 was previously allocated for employment, has not come forward for development and is no longer being actively promoted for any form of development
Policy Considerations	<ul style="list-style-type: none"> The land next to the A162 is not believed to be available and the land to the west of the town would encroach into green belt
Next Steps	<ul style="list-style-type: none"> The attendees at the workshops believed that if green belt incursion was necessary, there were more sustainable and suitable sites on the edge of the green belt that were within walking distance of the town centre

Option 4: Expansion South of the Bypass

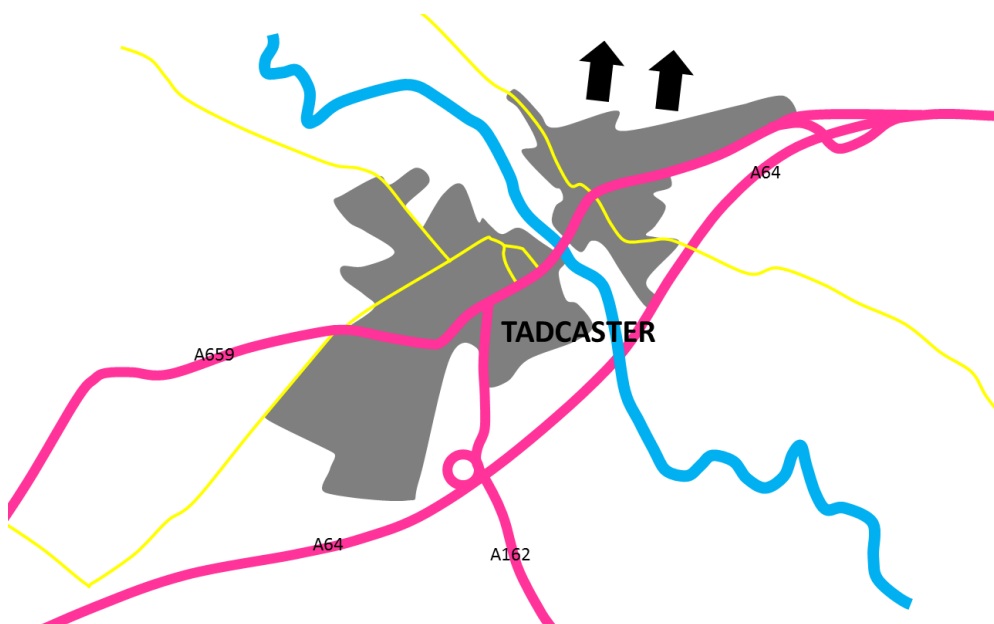
Following discussions at the Selby workshops where possible urban expansion south of the Selby bypass was put forward as one possible area for consideration, a similar proposition was put to the Tadcaster workshop attendees where the town would expand over the A64.



Scenario	<ul style="list-style-type: none"> Expansion of the town to the south of the bypass in areas that are at low or no risk of flooding. This land could be expanded to include the necessary employment land as well as making provision for long term future housing growth.
Potential Advantages (as discussed in the workshops)	<ul style="list-style-type: none"> Easy access to the A64 Would avoid building close to the heritage assets of the town centre Would avoid areas of flooding Would potentially introduce a wider range of land options
Potential Disadvantages (as raised in the workshops)	<ul style="list-style-type: none"> Would be separate from Tadcaster with poor access to local shops and services Would encourage more local car journeys back into the town with the associated impacts on the highway network Consequently not a very sustainable alternative Land is not currently being promoted by the landowners therefore may not be available
Policy Considerations	<ul style="list-style-type: none"> Impact on green belt and open countryside
Next Steps	<ul style="list-style-type: none"> The workshop attendees saw little merit in going south of the bypass for the reasons set out above or pursuing this option any further

Option 5: Expansion North East of Tadcaster

Land to the north east of Tadcaster was proposed as a potential area for future expansion in the SHLAA although it is was not being actively promoted by the landowners at the time of the engagement workshops.



Scenario	<ul style="list-style-type: none"> Expansion of the town to the north/north east.
Potential Advantages (as discussed in the workshops)	<ul style="list-style-type: none"> The site is not in the green belt The site would be extend an existing residential area
Potential Disadvantages (as raised in the workshops)	<ul style="list-style-type: none"> The site is not being actively promoted by the landowners and may not be available The land is more remote from the town centre than some of the other options and relies on a the narrow road bridge for pedestrians to access the town centre facilities to the west of the river
Policy Considerations	<ul style="list-style-type: none"> Impact on open countryside
Next Steps	<ul style="list-style-type: none"> Selby District Council to contact landowners to understand if the site is still available for development during the plan period

Town Centre Options

Detailed Town Centre Options were not considered by the group with the majority of the workshops being dedicated to broader themes and the issue of meeting Tadcaster's housing growth needs over the short, medium and long term. However, there appeared to be significant enthusiasm from the attendees at the meetings to participate in detailed discussions about initiatives that could lead to the regeneration of the town centre and there was considerable interest in engaging with the town's major landowners to understand how key projects and initiatives may be taken forward in partnership.