



# **Selby District Core Strategy - Alterations**

## Sustainability Appraisal Addendum Report

December 2011

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# Selby District Core Strategy - Alterations

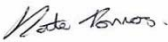


## Sustainability Appraisal Addendum Report

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### Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008 and BS EN ISO 14001: 2004)

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### Comments

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### Comments

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### Our Markets



Property & Buildings



Transport & Infrastructure



Energy & Utilities



Environment



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## Content

<b>Non-Technical Summary</b>	<b>1</b>
<b>1. Introduction</b>	<b>6</b>
1.1 The SA Framework	6
1.2 Key Sustainability Issues and Evidence Base	13
1.2.1 Key Evidence Base on Housing	14
<b>2. Proposed Changes to the Core Strategy</b>	<b>16</b>
2.1 Key Issues Identified at the EiP	16
2.1.1 Scale and Distribution of Housing	16
2.1.2 Land Availability Particularly at Tadcaster and Green Belt Review	16
2.2 Proposed Changes to the Core Strategy	17
2.2.1 Policy CP2 - The Scale and Distribution of Housing	17
2.2.2 Policy CP3 - Managing Housing Land Supply	17
2.2.3 Policy CPXX – Green Belt Policy	17
<b>3. Alternative Options for the Core Strategy Revisions</b>	<b>19</b>
<b>4. SA of Revised Core Strategy</b>	<b>21</b>
4.1 Policy CP2 – The Scale and Distribution of Housing	22
4.2 Policy CP3 – Managing Housing Land Supply	25
4.3 Policy CPXX – Green Belt Policy	25
4.4 Summary and Recommendations	28
<b>5. Overall Findings of the SA of the Core Strategy</b>	<b>29</b>
5.1 Cumulative Impacts	30
5.2 Uncertainties	31
<b>6. Implementation and Proposals for Monitoring</b>	<b>32</b>
6.1 Adoption Process and Next Steps in the SA	32
6.2 Monitoring Proposals	32
<b>7. Summary and Conclusions</b>	<b>36</b>

## Tables

Table 1: Sustainability Appraisal Framework	6
Table 2: Key Sustainability Issues for Selby District	13
Table 3: Policy CP2 Sustainability Appraisal	22
Table 4: Policy CPXX Sustainability Appraisal	25
Table 5: Predicted Significant Effects	29
Table 6: Monitoring Proposals to Assess Significant Adverse Effects and Uncertainties	33



## **Appendices**

Appendix A Relevant Core Strategy Policies

Appendix B Options Appraisals

## Non-Technical Summary

The Selby District Core Strategy (SDCS) Development Plan Document (DPD) will set out the long-term spatial vision, objectives and strategy for the District and provide a framework for delivering development for the period up to 2027. A Sustainability Appraisal (SA) of the Selby District Submission Draft Core Strategy was undertaken by Waterman Energy, Environment & Design Ltd on behalf of Selby District Council (SDC) in December 2010. Subsequent amendments have been made to the Core Strategy by SDC to address comments and concerns raised by the Inspector during the Examination in Public. Consequently Waterman has undertaken SA of the revised Core Strategy, in particular revised Policies CP2 and CP3 and new Policy CPXX. This SA Addendum should be read in conjunction with the Selby District Submission Draft Core Strategy SA Report which is available to view at [http://www.selby.gov.uk/service\\_main.asp?menuid=&pageid=&id=1164](http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1164).

Key sustainability issues for the District have been identified following a review of the planning documentation and baseline information. The key issues are described below.

### Key Sustainability Issues for Selby District

#### Economic

- Jobs in the District have traditionally been based around agriculture and associated industry and power generation, which are all declining in employment terms.
- A very high proportion of residents, approximately 58% of the working population in 2008, now work outside the District.
- Land currently allocated for developing employment uses in the District is generally constrained and so hard to develop successfully.
- The decline in agriculture has contributed to the weakening of the rural economy of the District and there is a recognised need for diversification of the sector. However, it is important to protect the countryside from new development, and a balance between the economy and the environment is required.
- Tourism is seen as a small but important contributor to the District's economy and future development should not compromise the historic, cultural and natural resources of the District, on which it depends.

#### Social

- Selby has significantly more 40-64 year olds and significantly fewer 15-39 year olds than the national average. The population of the District is due to increase by 20% up to 2026 from 2008 levels. Overall, white people make up 97.7% of the population in the area with a Black, Minority and Ethnic (BME) population of approximately 2.4%, a rate lower than the sub-regional (3.4%), regional (8.9%) and national (11.3%) levels.
- Overall quality of life in Selby had improved since 2004.
- In 2007/08, there were 58 criminal offences per 1,000 population across the District. This is a 28% decrease since 2002/03 when offences numbered 80 per 1,000 population.
- Housing in the District is in fairly high demand and is exacerbated by the rising population and easy commute to major employment centres such as Leeds and York. Across Selby District as a whole, demand outstrips supply for all property types. Accordingly, there is a need to maintain the delivery of a variety of dwelling types and sizes to reflect the range of demand for open market dwellings.
- House prices are generally only three quarters of the national average; however they are relatively high when compared to the rest of the Yorkshire and Humber region.
- The lack of affordable private housing in the District, particularly for first-time buyers, is a significant problem.
- A variety of bus companies operate within the District, providing access to market towns, and to larger settlements beyond the District boundary. The level of service available varies considerably throughout the District with many rural parts experiencing poor public transport provision.
- School rolls indicate that many schools within Selby District are operating near to or above their capacity.
- The general level of provision of recreational open space falls below the standard recommended by the National Playing Fields Association. There are also considerable variations in the amount and distribution of recreational open space across the District.

#### Environmental

- Flood meadows, pastures and wet woodlands in the lower Derwent Valley are acknowledged for their international nature conservation importance as wetland and waterfowl habitats. The River Derwent, Derwent Valley and Skipwith Common have international status.

- There are 13 nationally designated sites of nature conservation importance (SSSIs) in the District. Statutory Local Nature Reserves are also found at Barlow Common and Fairburn Ings.
- The majority of the District is rural in nature.
- Selby District is self-sufficient in water supply and exports water to a wide area in North Yorkshire. However, there is historical and contemporary concern that over-abstraction from the Sherwood Sandstone Aquifer may be occurring, threatening local wetland habitats.
- The River Ouse is a major corridor and migration route linking the Humber with the rivers higher up the catchment.
- The Level 1 and Level 2 Strategic Flood Risk Assessments for the District have been completed, which have identified that 64.4% of the District is located within Flood Zone 1 (low risk of flooding), 8.7% is located within Flood Zone 2 (medium risk), 2.4% is located within Flood Zone 3a (high risk) and 22.5% is located within Flood Zone 3b (high risk). This identified risk has the potential to act as a major constraint to development.
- Climate change is an issue that is highly likely to have a significant impact on Selby, through increased rainfall resulting in more severe and frequent flooding events.
- Recycling rates in Selby for 2009 stood at 35.7%, showing an improvement of 2.9% from the previous year.
- Whilst the District enjoys good access to the national motorway network, some traffic congestion remains in Selby town at peak times, although this has improved considerably since the opening of the Selby bypass in 2004. However, Tadcaster still suffers from heavy commercial vehicles within the town centre, due to the limited access to the bypass at the A162 interchange.

The SA framework was drawn up based upon local, regional, national and international policies, objectives and targets together with the existing baseline data for the District. The SA Framework for the Core Strategy DPD is presented below.

#### The SA Framework for the Core Strategy DPD

	Economic	Social	Environmental
SA Objectives	1. Good quality employment opportunities available to all	3. Education and training opportunities to build skills and capacities	10. A transport network which maximises access whilst minimising detrimental effect
	2. Conditions which enable business success, economic growth and investment	4. Conditions and services to engender good health	11. A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development
		5. Safety and security for people and property	12. Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings
		6. Vibrant communities to participate in decision-making	13. A bio-diverse and attractive natural environment
		7. Culture, leisure and recreation activities available to all	14. Minimal pollution levels
		8. Quality housing available to everyone	15. Reduce greenhouse gas emissions and a managed response to the effects of climate change
		9. Local needs met locally	16. Reduce the risk of flooding to people and property



			17. Prudent and efficient use of resources
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The appraisal process focuses on identifying the significant economic, social and environmental effects which are likely to result from the implementation of the policies. Firstly a set of policy options were appraised against the SA Framework to assist SDC in developing their preferred policy options for the revised Core Strategy. The revised Core Strategy policies CP2, CP3 and new policy CPXX were subsequently appraised against the SA Framework. The results of this appraisal and the appraisal of the unchanged Core Strategy policies are shown in the table below.

**Summary of SA of the Core Strategy policies (results based on cumulative short, medium and long-term predicted effects)**

Policy	SA Objective (abridged)																
	1. Employment	2. Economy	3. Education	4. Health	5. Security	6. Communities	7. Leisure	8. Housing	9. Local Needs	10. Transport	11. Built environment	12. Historic built environment	13. Biodiversity	14. Pollution	15. Climate change	16. Flooding	17. Resources
CPXX	-	-	-	-	-	-	-	✓	-	-	x	-	-	-	-	-	x
CP1	✓	✓	-	-	-	-	✓	✓	-	-	✓	?	?	✓	?/x	✓	?
CP1A	-	-	-	-	-	-	-	-	✓	-	✓	?	?	✓	-	?	-
CP2	-	-	?	?	-	-	-	✓	✓	✓	✓	?	?	-	?/x	?	?
CP3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CP4	-	-	-	-	-	-	-	✓✓	-	-	-	-	-	-	-	-	-
CP5	-	-	-	-	-	✓	-	✓✓	✓	-	-	-	-	-	?/x	?	?
CP6	-	-	?	?	-	✓	-	✓✓	✓	?	✓	?	?	-	-	?	x
CP7	-	-	-	-	-	-	✓	✓	-	✓	-	✓	✓	-	-	✓	-
CP8	-	-	✓	✓	-	✓	✓	-	✓✓	✓	✓	-	✓	-	-	-	-
CP9	✓✓	✓✓	-	-	-	✓	✓	-	✓	?	✓	?	?	-	x	?	x
CP10	✓	✓✓	-	-	-	✓	✓✓	-	✓	-	✓	-	✓	-	-	?	-
CP11	✓	✓	-	-	✓	✓	✓	-	✓✓	✓	✓	?	?	-	?	?	x
CP12	-	-	-	-	-	-	-	✓	-	✓	✓✓	-	✓	✓✓	✓	✓	✓✓
CP13	-	-	-	-	-	-	-	✓	-	✓	✓	-	✓	x	✓✓	-	✓✓
CP14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓✓	-	✓
CP15	-	-	-	-	-	-	✓	-	-	-	✓	✓✓	✓✓	✓	-	-	-

CP16	-	-	-	✓	✓	✓	-	✓	✓	✓	✓✓	✓✓	✓	-	✓	-	✓✓
CP2A (Site D)	✓	-	-	✓	✓	✓	✓	✓✓	✓	✓	✓	-	-	✓	-	x	x
CP2A (Site G)	✓	✓	-	-	✓	✓	-	-	✓	✓✓	-	-	-	-/?	-	x	x

KEY	
✓✓	Very sustainable
✓	Sustainable
?	Effect is uncertain and may depend on how the policy is implemented
-	Neutral
x	Unsustainable
xx	Very unsustainable

The appraisal found that the majority of the policies were sustainable, particularly in the short and medium-term. Significantly sustainable effects identified included:

- Providing employment opportunities to meet the needs of the local workforce and support revitalisation of the local economy through modernising and intensifying existing employment;
- Supporting development proposals which entail recreation and tourism activity, whilst preserving local culture and heritage;
- Development of town centre uses to meet local needs of communities;
- Promoting the safeguarding and enhancement of the historic environment and committing to provide effective stewardship of the District's wildlife;
- Protecting the quality of air and water resources from pollution and, wherever possible, ensuring improvement;
- Providing the development of quality affordable housing available to all;
- Providing new development of high quality design, adopting sustainable construction techniques;
- Ensuring new development increases energy, water and raw material efficiency, whilst minimising and/or recycling waste;
- Reducing greenhouse gas emissions from domestic and commercial sources through utilising decentralised, renewable and low carbon supplies;
- Ensuring adequate infrastructure and community facilities are provided in tandem with new development, thus reducing the need to travel by private car; and
- Directing development to ensure no net loss of flood storage capacity and mitigating the potential impact of flooding where development in higher flood risk areas is unavoidable.

The identified potentially adverse effects relating to the sustainability of the Core Strategy policies were predominantly associated with new development. Both housing and employment development will increase the use of natural resources and is likely to produce an increase in greenhouse gas emissions.

The operation of the new development and associated traffic flow increases will most likely contribute to an increase in greenhouse gas emissions. However, other Core Strategy policies aim to minimise these effects where possible.

Due to the high level, strategic nature of many of the Core Strategy policies, the appraisal has identified a relatively high level of uncertainty when predicting the effects. This is often down to the necessary lack of detail provided in the options with regard to the locations for future development.

Mitigation measures and identification of issues requiring further consideration during the consultation stage of the adoption process have been identified. Where uncertain and/or negative effects have been identified, appropriate mitigation measures have been recommended, where possible. Proposed mitigation measures include:

- Ensuring housing developments are directed away from risk areas or within areas where flood defences are in place or suitable mitigation can be implemented (as informed by SDC's Stage 2 Strategic Flood Risk Assessment for the District);
- Ensuring equitable access to health services, particularly where housing development is proposed in areas less well served;
- Implementing Policies CP12, CP13, and CP16 of the Core Strategy alongside the Developer Contributions SPD with the aim of mitigating the increase in resource use/greenhouse gas emissions from development through utilising energy/water/waste efficient measures;
- Providing a public transport network to satisfy the requirements of new housing developments in rural communities, in line with Policy CP8 of the Core Strategy and the Developer Contributions SPD); and
- Incorporating CLR facilities within the development of 'other town centre uses' and within other new development, as required.

In order to determine the effects of the plan into the long-term and ensure that the effects can be monitored to reduce and/or offset significant adverse effects, monitoring proposals have been put forward for those effects considered to be significant. Monitoring proposals include:

- Accessibility to GP Surgeries and hospitals;
- Affordable housing provision;
- Employment levels;
- Community wellbeing;
- Index of local deprivation;
- Road traffic growth levels;
- Areas at highest risk of flooding;
- Air and water quality;
- Domestic waste;
- Development on previously developed land; and
- Water and energy use.

When the Core Strategy is adopted, it will be accompanied by an Adoption Statement which will explain how the sustainability appraisal and consultation have influenced the final document.

# 1. Introduction

The Selby District Core Strategy (SDCS) Development Plan Document (DPD) will set out the long-term spatial vision, objectives and strategy for the District and provide a framework for delivering development for the period up to 2027. The SDCS DPD has been subject to a Sustainability Appraisal (SA). The SA has been on-going throughout the development of the Core Strategy and has informed the Council of the economic, social and environmental effects of the emerging Core Strategy throughout its preparation.

Selby District Council (SDC) submitted its Core Strategy to the Secretary of State for Communities and Local Government on 05 May 2011. The Submission Version of the Core Strategy was accompanied by a Sustainability Appraisal (SA) Report (December 2010) (Ref: E5072-100.R-3.4.1-KA) which was prepared by Waterman Energy, Environment & Design on behalf of SDC.

The Core Strategy was subject to Examination by an Independent Inspector in September 2011. Following the Examination in Public (EiP) a number of alterations have been made to the SDCS, as detailed in Section 2 of this report.

This report considers the proposed amendments to the Submission Version of the Core Strategy and provides an addendum to the Selby District Submission Draft Core Strategy SA Report, which was prepared in December 2010. This addendum report should be read in conjunction with the December 2010 Core Strategy Submission Version SA Report (Ref: E5072-100.R-3.4.1-KA) which is available to view at [http://www.selby.gov.uk/service\\_main.asp?menuid=&pageid=&id=1164](http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1164).

## 1.1 The SA Framework

As detailed in the Core Strategy Submission Version SA Report, an SA Framework was developed at the outset of the plan making process, against which the Core Strategy has been assessed. The SA Framework is presented in Table 1 below.

Table 1: Sustainability Appraisal Framework

Key Objective / Sub-Objective	Indicators and (source)
<b>ECONOMIC</b>	
<b>1. Good quality employment opportunities available to all</b>	
1.1 Will it provide employment opportunities that match and enhance the needs and skills of the local workforce?	<ul style="list-style-type: none"> <li>▪ The proportion of the working age population who are in employment (2) (6)</li> <li>▪ Average hourly earnings, (including overtime and premium pay), for full-time employees only (4)</li> <li>▪ Job density (6)</li> </ul>
1.2 Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?	<ul style="list-style-type: none"> <li>▪ Numbers of people claiming unemployment benefit for more than a year, expressed as a proportion of total unemployment benefit claimants (1) (6)</li> </ul>
1.3 Will it promote or support equal employment opportunities?	<ul style="list-style-type: none"> <li>▪ Number of Income Support claimants (including partners and dependants) as a percentage of residents (1) (6)</li> </ul>
1.4 Will it promote healthy working lives (including health and safety at work, work-life/home-life balance, healthy workplace policies and access to occupational health)?	<ul style="list-style-type: none"> <li>▪ Low pay (2) (6)</li> <li>▪ Work fatalities and injury rates; working days lost through illness (2)</li> <li>▪ People in employment working long hours (2)</li> </ul>
1.5 Will it offer employment opportunities to disadvantaged groups (including people with mental health problems, disabilities and people from ethnic minority groups)?	<ul style="list-style-type: none"> <li>▪ Proportion of lone parents, long-term ill and disabled people who are economically active (2)</li> <li>▪ Ethnic minority employment and unemployment (2)</li> <li>▪ The percentage of the resident population who</li> </ul>

Key Objective / Sub-Objective	Indicators and (source)
1.6 Will it ensure employment opportunities are accessible by public transport?	travel to work a) by private motor vehicle; b) by public transport; c) on foot or cycle (3)
<b>2. Conditions which enable business success, economic growth and investment</b>	
2.1 Will it increase the amount of employment land in the District?	<ul style="list-style-type: none"> <li>▪ Net VAT registrations (new business start-ups net of closures) (2)</li> <li>▪ Survival rates for VAT-registered businesses (4)</li> <li>▪ Net changes in land use class A2 and B2 floorspaces (Selby District Council [SDC])</li> <li>▪ Labour productivity (2)</li> <li>▪ The number of social and community enterprises (1)</li> <li>▪ Qualifications of workforce (6)</li> <li>▪ Jobs in tourism (6)</li> </ul>
2.2 Will it encourage rural diversification?	
2.3 Will it encourage diversification of traditional industries?	
2.4 Will it maximise local skills?	
2.5 Will it enable investment and business development?	
2.6 Will it enhance competitiveness through advice, and/or support?	
2.7 Will it set up and support local and regional supply chains?	
2.8 Will it increase investment in plant, machinery and research and development (R&D)?	
2.9 Will it support community-based businesses and/or support local self-help schemes e.g. credit unions?	
2.10 Will it encourage the growth of the tourism sector, including green tourism businesses and initiatives?	
<b>SOCIAL</b>	
<b>3. Education and training opportunities to build skills and capacities</b>	
3.1 Will it ensure an adequate number of school places within the District?	<ul style="list-style-type: none"> <li>▪ Number of school places (SDC/NYC)</li> <li>▪ Learning participation (2)</li> <li>▪ Proportion of pupils aged 16 achieving 5 GCSEs at grades A*-C (or equivalent qualifications) (1)</li> <li>▪ Adult literacy/ numeracy (2)</li> <li>▪ The number of enrolments on all adult education courses provided and secured by SDC per 1,000 adult population (1)</li> <li>▪ The proportion of working-age population qualified to a) NVQ2 or equivalent and; b) NVQ4 or equivalent (3) (6)</li> </ul>
3.2 Will it promote lifelong learning and widening participation in lifelong learning activities?	
3.3 Will it provide appropriate on-the-job training?	
3.4 Will it improve levels of basic skills and/ or information/communication technology (ICT)?	
3.5 Will it support the voluntary sector and/ or promote volunteering?	
3.6 Will it ascertain skills/ skills training gaps and/ or promote specialised training for areas in transition?	
3.7 Will it build the confidence, self-esteem and capacity of individuals?	
3.8 Will it provide high quality vocational skills?	

Key Objective / Sub-Objective	Indicators and (source)
<p><b>4. Conditions and services to engender good health</b></p> <p>4.1 Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</p> <p>4.2 Will it improve the quality and integration of health services?</p> <p>4.3 Will it promote positive health and prevent ill-health?</p>	<ul style="list-style-type: none"> <li>▪ Access to a GP (5)</li> <li>▪ NHS hospital waiting lists (2)</li> <li>▪ Diagnoses of cancer and circulatory disease and survival rates (NHS), Respiratory illness (2)</li> <li>▪ Expected years of healthy life (2)</li> <li>▪ The percentage of households with one or more person with a limiting long-term illness (3)</li> <li>▪ Health inequalities (2)</li> </ul>
<p><b>5. Safety and security for people and property</b></p> <p>5.1 Will it reduce crime through design measures?</p> <p>5.2 Will it address the causes of crime and/ or reduce crime through intervention?</p> <p>5.3 Will it reduce fear of crime?</p> <p>5.4 Will it reduce causes of accidents (including measures to reduce road accidents such as speed restrictions and traffic calming)?</p>	<ul style="list-style-type: none"> <li>▪ Crimes recorded by the police per 1,000 population according to: <ul style="list-style-type: none"> <li>○ Theft of or from motor vehicles</li> <li>○ Burglary in dwellings</li> <li>○ Violent crime (1)</li> </ul> </li> <li>▪ Sexual offences per 1,000 population (3)</li> <li>▪ Percentage of respondents feeling unsafe or worried about crime by gender (1)</li> <li>▪ The number of a) pedestrian and; b) cyclist road accident casualties per 100,000 population (3)</li> </ul>
<p><b>6. Vibrant communities to participate in decision-making</b></p> <p>6.1 Will it build social and community capital, capacity and confidence?</p> <p>6.2 Will it increase community participation in activities?</p> <p>6.3 Will it support the voluntary sector and/ or promote volunteering?</p> <p>6.4 Will it devolve decision-making to communities, where appropriate?</p> <p>6.5 Will it support civic engagement?</p> <p>6.6 Will it encourage supportive personal and community networks?</p> <p>6.7 Will it improve and increase community facilities?</p>	<ul style="list-style-type: none"> <li>▪ Community well being (1)</li> <li>▪ Percentage of all respondents who are actively involved with at least one local community or voluntary organisation (1)</li> <li>▪ Voluntary activity (2)</li> <li>▪ Percentage of respondents satisfied with their local area as a place to live (1)</li> <li>▪ Index of local deprivation (2)</li> </ul>
<p><b>7. Culture, leisure and recreation activities available to all</b></p> <p>7.1 Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</p> <p>7.2 Will it increase non-car-based access to CLR activities?</p> <p>7.3 Will it increase participation in CLR activities by tourists and local people?</p> <p>7.4 Will it provide support for CLR providers and/or creative industries?</p> <p>7.5 Will it preserve, promote and enhance local culture and heritage?</p> <p>7.6 Will it improve access and affordability of CLR facilities which engender health, quality of life and learning?</p>	<ul style="list-style-type: none"> <li>▪ Amount in hectares of recreation open space in the District, per 1,000 population (SDC)</li> <li>▪ The percentage of the population within 20 minutes travel time (urban – walking, rural – by car) of different sports facility types (4)</li> <li>▪ Leisure trips by mode of transport (2)</li> <li>▪ Participation in sport and cultural activities (2)</li> <li>▪ Access for disabled people (2)</li> <li>▪ Improvements to Public Rights of Way (SDC)</li> <li>▪ Lengths of new Public Rights of Way and cycleways (SDC)</li> <li>▪ Linking of green corridor networks (SDC)</li> </ul>

Key Objective / Sub-Objective	Indicators and (source)
<p>7.7 Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</p> <p>7.8 Will it address the shortfall in recreational open space in the District?</p>	
<p><b>8. Quality housing available to everyone</b></p> <p>8.1 Will it provide appropriate housing for local needs?</p> <p>8.2 Will it increase housing provision in the main District centres of Selby, Tadcaster and Sherburn-in-Elmet?</p> <p>8.3 Will it make housing available to all, including people in need (taking into account requirements of location, size, type and affordability)?</p> <p>8.4 Will it enable people to obtain and maintain tenancies?</p> <p>8.5 Will it improve the quality of housing stock (increase safety and security, reduce unfit housing, improve accessibility for people with disabilities)?</p> <p>8.6 Will it improve the energy efficiency and insulation in housing to reduce fuel poverty and ill-health?</p> <p>8.7 Will it increase use of sustainable design and sustainable building materials in construction?</p> <p>8.8 Will it reduce the number of empty and difficult to let properties?</p>	<ul style="list-style-type: none"> <li>▪ Net change in housing provision in Selby, Tadcaster and Sherburn-in-Elmet (SDC)</li> <li>▪ Affordable dwellings completed as a percentage of all new housing completions (3)</li> <li>▪ Household overcrowding (5)</li> <li>▪ House price to income ratio (3)</li> <li>▪ Percentage of housing stock judged unfit to live in by tenure (privately rented, owner occupied, registered social landlords and local authority) (1)</li> <li>▪ Homelessness acceptances in the most recent period 1 April to 31 March (1), Temporary accommodation/rough sleepers (2)</li> <li>▪ Percentage of new homes built on previously developed land (including conversions) (1)</li> <li>▪ Thermal efficiency of housing stock (2)</li> <li>▪ Fuel poverty (2)</li> </ul>
<p><b>9. Local needs met locally</b></p> <p>9.1 Will it provide direct support for local traders and suppliers through advice, information and training?</p> <p>9.2 Will it support the formation, maintenance and use of local and regional supply chains for goods and services?</p> <p>9.3 Will it ensure that essential services (e.g. health services and shops) and resources to serve communities are available within reasonable non-car based travelling distance?</p> <p>9.4 Will it support the vibrancy of town and village centres?</p> <p>9.5 Will it investigate information/communication technology (ICT) links to connect geographically remote and disadvantaged groups to services and resources?</p> <p>9.6 Will it support and encourage sharing of information/resources and co-operative ways of working?</p>	<ul style="list-style-type: none"> <li>▪ Enquiries to business advice services (Business Link)</li> <li>▪ Ease of access to key services (1), Access to a post office/ Access to food shops/ Access to a primary school/ Access to healthcare services (5)</li> <li>▪ Access to services in rural areas (2)</li> <li>▪ New retail floor space in town centres and out of town (2)</li> </ul>

Key Objective / Sub-Objective	Indicators and (source)
<b>ENVIRONMENTAL</b>	
<p><b>10. A transport network which maximises access whilst minimising detrimental impacts</b></p> <p>10.1 Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. by improving public transport)?</p> <p>10.2 Will it provide/improve/promote information about alternatives to car-based transport?</p> <p>10.3 Will it support less use as well as more efficient use of cars (e.g. car sharing)?</p> <p>10.4 Will it improve access to opportunities and facilities for all groups?</p> <p>10.5 Will it make the transport/ environment attractive to non-car users (e.g. pedestrians and cyclists)?</p> <p>10.6 Will it encourage freight transfer from road to rail?</p> <p>10.7 Will it encourage employers to develop green travel plans for staff travel to/from work and at work?</p>	<ul style="list-style-type: none"> <li>▪ Density of development (SDC)</li> <li>▪ Traffic congestion (2)</li> <li>▪ Leisure trips by mode of transport (2)</li> <li>▪ Percentage of children travelling to and from school by different modes (1)</li> <li>▪ Passenger travel by mode (2)</li> <li>▪ Average journey length by purpose (2)</li> <li>▪ Traffic volumes or flows on different classes of road by vehicle type (1)</li> </ul>
<p><b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b></p> <p>11.1 Will it promote the development of communities with accessible services, employment, shops and leisure facilities?</p> <p>11.2 Will it improve the resource efficiency of buildings (water, waste, energy, density, use of existing buildings, designing for a longer lifespan)?</p> <p>11.3 Will it prevent inappropriate development in flood zones?</p> <p>11.4 Will it increase the use of sustainable urban drainage (which reduces run-off and improves water quality)?</p> <p>11.5 Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport?</p> <p>11.6 Will it ensure new development is well designed and appropriate to its setting?</p> <p>11.7 Will it support local distinctiveness?</p> <p>11.8 Will it encourage high quality design in new buildings?</p> <p>11.9 Will it encourage the development of Brownfield sites?</p>	<ul style="list-style-type: none"> <li>▪ New homes built on previously developed land (2)</li> <li>▪ Vacant land and properties and derelict land (2)</li> <li>▪ Percentage of development assessed under BREEAM (BRE)</li> <li>▪ Number of people and properties affected by fluvial flood events (Environment Agency)</li> <li>▪ New development in the flood zones (SDC)</li> <li>▪ Number of developments incorporating Sustainable Urban Drainage Systems [SUDS] (SDC)</li> <li>▪ Average journey length by purpose (2)</li> </ul>
<p><b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their</b></p>	<ul style="list-style-type: none"> <li>▪ Number of Listed Buildings demolished (SDC)</li> <li>▪ Number of Listed Buildings and the percentage at risk (SDC)</li> <li>▪ Number of Scheduled Monuments (SDC)</li> <li>▪ Number of registered Historic Parks and Gardens</li> </ul>



Key Objective / Sub-Objective	Indicators and (source)
<p><b>settings</b></p> <p>12.1 Will it preserve or enhance the character, appearance or setting of Conservation Areas?</p> <p>12.2 Will it preserve or, where appropriate, enhance the special character or appearance of Listed Buildings and structures or their settings?</p> <p>12.3 Will it preserve or enhance the character, appearance or setting of Historic Parks and Gardens?</p> <p>12.4 Will it preserve or enhance archaeological sites and their settings?</p> <p>12.5 Will it protect and/ or enhance the character, appearance or setting of the Registered Battlefield or prejudice the potential for its interpretation?</p> <p>12.6 Will it conserve and manage locally important buildings and townscapes?</p> <p>12.7 Will it conserve and manage distinctive historic landscapes?</p> <p>12.8 Will it provide for increased access to, and understanding of, the historic environment?</p>	<p>(SDC)</p> <ul style="list-style-type: none"> <li>▪ Number and % Historic Parks and Gardens at risk (SDC)</li> <li>▪ Percentage area of the District covered by Conservation Areas (SDC)</li> <li>▪ Loss or damage to character or setting of a Registered Battlefield (SDC)</li> </ul>
<p><b>13. A bio-diverse and attractive natural environment</b></p> <p>13.1 Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</p> <p>13.2 Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?</p> <p>13.3 Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</p> <p>13.4 Will it increase understanding of ways to create new environmental assets and restore wildlife habitats?</p> <p>13.5 Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</p> <p>13.6 Will it increase the quality and quantity of woodland cover in appropriate locations using native species?</p> <p>13.7 Will it protect and enhance the District's rivers?</p> <p>13.8 Will it promote, educate and raise awareness of the enjoyment and benefits of the natural environment and biodiversity and promote access to wildlife on appropriate sites?</p>	<ul style="list-style-type: none"> <li>▪ Extent and management of SSSIs (2)</li> <li>▪ The percentage area of land designated as sites of special scientific interest (SSSI) within the District in favourable condition (3)</li> <li>▪ Native species at risk (2)</li> <li>▪ Biodiversity action plans (2)</li> <li>▪ Net loss of soils to development (2)</li> <li>▪ Landscape features - hedges, stone walls and ponds (2)</li> <li>▪ Amount (percentage) of greenfield and/ or greenbelt areas used for development (SDC)</li> <li>▪ Amount (percentage) of degraded or unmanaged urban fringe land that is brought back into productive or recreational use (SDC)</li> <li>▪ Area of woodland in the District (North and East Yorkshire Ecological Data Centre/ North Yorkshire County Council/ Forestry Commission)</li> <li>▪ Percentage of length of rivers and canals falling into the good or fair quality grades of the Environment Agency Chemical and Biological GQA (1), Nutrients in water (2)</li> <li>▪ Access to the countryside (1), Access to local green space (2)</li> </ul>
<p><b>14. Minimal pollution levels</b></p> <p>14.1 Will it clean up contaminated land to the appropriate standard?</p> <p>14.2 Will it reduce air pollution from current activities and the potential for such pollution?</p> <p>14.3 Will it reduce water pollution from current activities and the potential for such pollution?</p>	<ul style="list-style-type: none"> <li>▪ Number/ area of sites remediated following PPS23 and CLR11 (SDC)</li> <li>▪ Number of sites/ area of land affected by contamination brought back into use (SDC)</li> <li>▪ Average number of days when air pollution is moderate or higher for NO<sub>2</sub>, SO<sub>2</sub>, O<sub>3</sub>, CO or PM<sub>10</sub> (1)</li> <li>▪ Concentrations of selected air pollutants (2)</li> </ul>

Key Objective / Sub-Objective	Indicators and (source)
<p>14.4 Will it reduce noise pollution from current activities and the potential for such pollution?</p> <p>14.5 Will it reduce light pollution from current activities and the potential for such pollution?</p> <p>14.6 Will it raise awareness about pollution and its effects?</p> <p>14.7 Will it provide support, advice and encouragement for the business sector to reduce pollution?</p> <p>14.8 Will it promote innovative and less harmful uses of potential pollutants?</p> <p>14.9 Will it include measures and research to identify and reduce pollution?</p> <p>14.10 Will it reduce the risk of pollution incidents and environmental accidents?</p>	<ul style="list-style-type: none"> <li>▪ Emissions of selected air pollutants (2)</li> <li>▪ Ecological/ chemical status of water (Environment Agency)</li> <li>▪ Dangerous substances in water (2)</li> <li>▪ Percentage of length of rivers and canals falling into the good or fair quality grades of the Environment Agency Chemical and Biological GQA (1)</li> <li>▪ Noise levels (2)</li> <li>▪ Concentrations of persistent organic pollutants (2)</li> <li>▪ Number of pollution incidents in the District to water, air and land (Environment Agency)</li> </ul>
<p><b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b></p> <p>15.1 Will it reduce greenhouse gas emissions from transport?</p> <p>15.2 Will it reduce methane emissions from agriculture, landfills and past and present mining activities?</p> <p>15.3 Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</p> <p>15.4 Will it increase energy efficiency in all sectors?</p> <p>15.5 Will it research and monitor the likely effects of climate change and provide evidence and advice on the predicted consequences for affected areas and sectors?</p> <p>15.6 Will it plan and implement adaptation measures for the likely effects of climate change?</p> <p>15.7 Will it increase the amount of energy from renewable sources that is generated and consumed in the District?</p>	<ul style="list-style-type: none"> <li>▪ Emissions of greenhouse gases (2)</li> <li>▪ Carbon dioxide emissions by end user (2)</li> <li>▪ Electricity from renewable sources (2)</li> <li>▪ Depletion of fossil fuels (2)</li> <li>▪ Energy efficiency of the economy (2)</li> <li>▪ Energy use per household (2) (3)</li> <li>▪ Frequency of fluvial flood events (Environment Agency/ SDC)</li> </ul>
<p><b>16. Reduce the risk of flooding to people and property</b></p> <p>16.1 Will it reduce risk from flooding?</p> <p>16.2 Will it direct development away from flood risk areas?</p> <p>16.3 Will it prevent inappropriate development in flood zones?</p>	<ul style="list-style-type: none"> <li>▪ Number of developments approved/ allocated in Flood Zone 3 (Flood risk is &gt;1:100 years) and of these, the number with flood protection/ drainage measures for the benefit of the wider community (SDC)</li> <li>▪ The number of properties in Flood Zone 3 with warning procedures in place (SDC)</li> <li>▪ The number of approved developments which incorporate Sustainable Urban Drainage Systems for surface water disposal (SDC)</li> </ul>
<p><b>17. Prudent and efficient use of resources</b></p> <p>17.1 Will it increase efficiency in water, energy and raw material use?</p> <p>17.2 Will it develop renewable energy/ resources?</p> <p>17.3 Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield</p>	<ul style="list-style-type: none"> <li>▪ Household water use and peak demand (2)</li> <li>▪ Water leakage (2)</li> <li>▪ Abstractions by purpose (2)</li> <li>▪ Number of new abstractions required</li> <li>▪ Number of developments using water-efficient technologies (SDC)</li> <li>▪ Household energy use (gas and electricity) per</li> </ul>

Key Objective / Sub-Objective	Indicators and (source)
land in preference to greenfield sites)?	household (1)
17.4 Will it increase prevention, re-use, recovery and recycling of waste?	<ul style="list-style-type: none"> <li>▪ Household waste collected per person (kilograms) (1)</li> </ul>
17.5 Will it increase awareness and provide information on resource efficiency and waste?	<ul style="list-style-type: none"> <li>▪ Recycled household waste (including composting) expressed as a percentage of total tonnage of household waste arisings (1)</li> </ul>
17.6 Will it reduce use of non-renewable resources?	
17.7 Will it ensure that new development exists within the constraints of the District's water resource?	

## 1.2 Key Sustainability Issues and Evidence Base

As part of the SA process key sustainability issues for the District have been identified following a review of relevant planning documentation and baseline information. Further details regarding the evidence base which was used to establish these key sustainability issues are included in the December 2010 Core Strategy Submission Version SA Report. The key issues are described below.

Table 2: Key Sustainability Issues for Selby District

### Economic

- Jobs in the District have traditionally been based around agriculture and associated industry and power generation, which are all declining in employment terms.
- A very high proportion of residents, approximately 58% of the working population in 2008, now work outside the District.
- Land currently allocated for developing employment uses in the District is generally constrained and so hard to develop successfully.
- The decline in agriculture has contributed to the weakening of the rural economy of the District and there is a recognised need for diversification of the sector. However, it is important to protect the countryside from new development, and a balance between the economy and the environment is required.
- Tourism is seen as a small but important contributor to the District's economy and future development should not compromise the historic, cultural and natural resources of the District, on which it depends.

### Social

- Selby has significantly more 40-64 year olds and significantly fewer 15-39 year olds than the national average. The population of the District is due to increase by 20% up to 2026 from 2008 levels. Overall, white people make up 97.7% of the population in the area with a Black, Minority and Ethnic (BME) population of approximately 2.4%, a rate lower than the sub-regional (3.4%), regional (8.9%) and national (11.3%) levels.
- Overall quality of life in Selby had improved since 2004.
- In 2007/08, there were 58 criminal offences per 1,000 population across the District. This is a 28% decrease since 2002/03 when offences numbered 80 per 1,000 population.
- Housing in the District is in fairly high demand and is exacerbated by the rising population and easy commute to major employment centres such as Leeds and York. Across Selby District as a whole, demand outstrips supply for all property types. Accordingly, there is a need to maintain the delivery of a variety of dwelling types and sizes to reflect the range of demand for open market dwellings.
- House prices are generally only three quarters of the national average; however they are relatively high when compared to the rest of the Yorkshire and Humber region.
- The lack of affordable private housing in the District, particularly for first-time buyers, is a significant problem.
- A variety of bus companies operate within the District, providing access to market towns, and to larger settlements beyond the District boundary. The level of service available varies considerably throughout the District with many rural parts experiencing poor public transport provision.
- School rolls indicate that many schools within Selby District are operating near to or above their capacity.
- The general level of provision of recreational open space falls below the standard recommended by the National Playing Fields Association. There are also considerable variations in the amount and distribution of recreational open space across the District.

## Environmental

- Flood meadows, pastures and wet woodlands in the lower Derwent Valley are acknowledged for their international nature conservation importance as wetland and waterfowl habitats. The River Derwent, Derwent Valley and Skipwith Common have international status.
- There are 13 nationally designated sites of nature conservation importance (SSSIs) in the District. Statutory Local Nature Reserves are also found at Barlow Common and Fairburn Ings.
- The majority of the District is rural in nature.
- Selby District is self-sufficient in water supply and exports water to a wide area in North Yorkshire. However, there is historical and contemporary concern that over-abstraction from the Sherwood Sandstone Aquifer may be occurring, threatening local wetland habitats.
- The River Ouse is a major corridor and migration route linking the Humber with the rivers higher up the catchment.
- The Level 1 and Level 2 Strategic Flood Risk Assessments for the District have been completed, which have identified that 64.4% of the District is located within Flood Zone 1 (low risk of flooding), 8.7% is located within Flood Zone 2 (medium risk), 2.4% is located within Flood Zone 3a (high risk) and 22.5% is located within Flood Zone 3b (high risk). This identified risk has the potential to act as a major constraint to development.
- Climate change is an issue that is highly likely to have a significant impact on Selby, through increased rainfall resulting in more severe and frequent flooding events.
- Recycling rates in Selby for 2009 stood at 35.7%, showing an improvement of 2.9% from the previous year.
- Whilst the District enjoys good access to the national motorway network, some traffic congestion remains in Selby town at peak times, although this has improved considerably since the opening of the Selby bypass in 2004. However, Tadcaster still suffers from heavy commercial vehicles within the town centre, due to the limited access to the bypass at the A162 interchange.

### 1.2.1 Key Evidence Base on Housing

House prices are generally only three quarters of the national average. House prices in the District are lower than in the neighbouring North Yorkshire Districts of Harrogate, Ryedale and Hambleton. However, median house prices in Selby have consistently been higher than the regional median and analysis of 2008 house price to income ratios indicates that the median house price was 6.2 times higher than the median income, which is the 8th highest ratio in the Yorkshire and Humber region.

The Strategic Housing Market Assessment<sup>i</sup> found that house prices in Selby District have tripled over the period 1996 to 2008, with median prices peaking at £175,000 during the second half of 2008. The distribution of house prices shows that highest prices are to the north of the District, where lower quartile prices exceed £200,000. Lowest prices (with a lower quartile price of between £60,000 and £100,000) are found in settlements across the central belt of the District including Sherburn-in-Elmet, Selby town and the Hemingbrough / Camblesforth area.

Travel to work and migration data suggest that Selby District is not a self-contained housing market area. Analysis of travel to work and migration patterns indicate strong linkages with other areas, notably Leeds and York. Although more than half of moving households (53.3%) originated from within the District, this is below the Communities and Local Government 70% threshold used to define 'self-containment'. Similarly, a majority of residents in employment (59%) work outside the District, particularly in York and Leeds.

On the basis of past trends, Office of National Statistics (ONS) projections predict that the population of Selby will increase by 25.2% from 81,100 in 2008 to 101,500 by 2031. ONS trend-based projections indicate that the number of households is expected to increase by 27.3% from 33,000 in 2006 to 42,000 in 2026. This represents an annual increase of 450 households.

Over the next few decades, there will be a 'demographic shift' with the number (and proportion) of older people increasing; in particular, the number of 75+ residents is expected to more than double (from 5,900 in 2008 to 12,600 by 2031). The three largest household groups are couples under 60 (with no children)

(21.1%), couples with children (22.9%), couples (one or more over 60) (14.2%). Regional household projections suggest that the proportion of singles and other household types is likely to increase.

The number of households in Selby is expected to increase over the next few decades, most likely fuelled by an increase in one person and multi-person households (e.g. friends sharing) which reflects national and regional trends. At the same time, the population is expected to age which will considerably change the dynamic of household structure across the District.

The ability of households to access the social rented sector is limited. Evidence suggests that newly-forming households are most likely to experience problems accessing market housing. Providing affordable housing for newly-forming households needs to be a strategic priority. For existing households falling into need, most can afford open market prices although there is scope for a strong intermediate tenure market in Selby.

Across Selby District as a whole, demand outstrips supply for all property types, with a particular shortfall of bungalows. Overall, this analysis confirms that Selby is a high demand area. There is a need to maintain the delivery of a variety of dwelling types and sizes to reflect the range of demand for open market dwellings. The SHMA highlights a particular need to provide housing for the older population and gypsies and travellers.

The lack of affordable private housing in the District, particularly for first-time buyers, is a significant problem. Across Selby, there is an annual net shortfall of 378 and a gross shortfall of 409 affordable dwellings. This compares with a net affordable housing requirement of 294 each year identified in the 2005 Housing Needs Assessment. A tenure split of affordable units in the range of 50 to 70% social rented and 30 to 50% intermediate tenure across the District is considered appropriate. Future development will need to increase the provision of affordable housing in the District.

Several factors have combined to exacerbate the affordable housing problem in Selby, notably the influence of York and Leeds on the housing market, and the reduction in Council housing as tenants continue to exercise their right to buy. If additional low-cost housing is not made available in sufficient supply, households may leave the District or move to an area where housing at cheaper prices can be obtained. It may also increase pressure on the existing terraced stock, potentially inflating terraced house prices.

The existing Local Plan has adequate short term land provision for housing, although any longer term provision will need to protect the District's large amount of green space. Future development will need to ensure an adequate quantity, range and mix of housing to meet the needs of the population of the District as well as reflecting the Core Strategy policies.

## 2. Proposed Changes to the Core Strategy

During the SDCS EIP the Inspector identified two main matters on which he considered the SDCS to be unsound; housing need and the level of housing growth which should be planned for, the need for Green Belt review and capacity for growth at Tadcaster. The Inspector also identified a significant risk of unsoundness regarding the overall scale of housing development. Consequently SDC requested that the examination be suspended to allow further work to be carried out to address the acknowledged deficiencies in the SDCS and the Inspector agreed to this request. As a result of this further work, SDC has now made several amendments to the Core Strategy to address these identified issues.

### 2.1 Key Issues Identified at the EIP

#### 2.1.1 Scale and Distribution of Housing

When considering the overall quantum of housing development over the plan period, the Inspector considered that the following matters should be taken into account:

- The latest Department of Communities and Local Government (CLG) trend-based household projections which suggest a significant increase above the Regional Spatial Strategy (RSS) target of 440 dwellings per annum for the District;
- The statement in policy H2 of the RSS that a partial review of housing growth should be completed by 2011, coupled with the RSS EIP Panel's finding that there was insufficient evidence to recommend housing figures for the 2021-2026 period;
- The findings of the latest Strategic Housing Market Assessment (SHMA) (SDC, 2009) and the evidence about how this should be interpreted; and
- The evidence at the hearings about migration levels, commuting patterns etc.

The Inspector gave a clear indication that he considered that there is a strong body of evidence that points to a current level of need significantly above the RSS target of 440 dwellings per annum, which is what was included in the Submission Version of the Core Strategy.

The Inspector also concluded that SDC's case for relying on the RSS figure is not sufficiently robust and the Council should reconsider the overall housing target in the light of the most up-to-date evidence.

#### 2.1.2 Land Availability Particularly at Tadcaster and Green Belt Review

The Inspector considered that from evidence given at the hearings by agents of landowners in Tadcaster that it is clear that SDC cannot deliver the housing and employment land that it argues is necessary to meet Tadcaster's needs without releasing land from the Green Belt.

The Inspector considered that *"given the substantial amount of non-Green Belt land around the perimeter of the town which is suitable for development, the fact that only one site (meeting about a third of the stated need) is to be released by the landowners is highly unusual."*

The supporting text in the Submission Version of the SDCS does recognise that localised Green Belt reviews may be necessary in locations where there are difficulties in accommodating the scale of growth required; however the Inspector was clear that it is not sufficient evidence to justify the release of Green Belt releases. Alternative options, such as accommodating at least part of that growth elsewhere, should be investigated to determine whether the taking of Green Belt land could be obviated or reduced. If, having carried out this exercise, the alternative options are shown to be significantly less sustainable than development at Tadcaster, the exceptional circumstances test may be met.

The Inspector also believes that the Submission Version of the SDCS fails to give guidance about the considerations to be taken into account when deciding whether the release of Green Belt can be justified.

## **2.2 Proposed Changes to the Core Strategy**

As a consequence of the Inspectors comments and further work subsequently undertaken by SDC, the following changes to the SDCS are proposed.

### **2.2.1 Policy CP2 - The Scale and Distribution of Housing**

This policy sets out the overall quantum and broad distribution of the housing requirement across Selby town, Sherburn-in-Elmet, Tadcaster, the Designated Service Villages and the Secondary Villages. Revisions to the overall housing numbers and alterations to the distribution between settlements have been made.

The revised policy also changes the base date from March 2010 to March 2011 to ensure the Core Strategy addresses Planning Policy Statement 3 (PPS3) requirement for plans to cover at least 15 years from adoption (which is expected to be in 2012). The policy provides for 16 years of growth from the base date for the latest 'commitments' from planning permissions which is 2011, and therefore the plan period for the adopted Core Strategy would be 2012 to 2027.

Revised Policy CP2 is provided in Appendix A. The superseded version of Policy CP2 is also provided in Appendix A for comparison.

### **2.2.2 Policy CP3 - Managing Housing Land Supply**

As the delivery of housing land is key to ensuring the soundness of the plan, Policy CP3 has been amended to ensure the various options for managing the housing land supply are clear (where as previously the options were only included in the supporting text of the Submission Version Core Strategy).

Revised Policy CP3 is provided in Appendix A. The superseded version of Policy CP3 is also provided in Appendix A for comparison

### **2.2.3 Policy CPXX – Green Belt Policy**

A new policy has been included which addresses Green Belt land. The main issues of concern and the intended scope of the new Green Belt policy cover the following general points:

- The general extent of the Green Belt will be protected;
- Set out the exceptional circumstances would be to undertake a Green Belt review;
- Consider whether there is a case to identify any specific locations in the District where there may be a necessity to alter boundaries;
- Explains that any review will be undertaken as part of the Site Allocations DPD;
- Establish the broad criteria for how a review would be done; and
- The introduction of policy for Major Developed Sites in the Green Belt (which is currently covered in the saved Selby District Local Plan and not in the SDCS).

The text accompanying Core Strategy Policy CP3 notes the land supply issue at Tadcaster and other locations which has limited the potential delivery of housing in otherwise very sustainable locations. SDC is seeking to protect the settlement hierarchy and considers that it is the most sustainable option to ensure that the Principal Town and Local Service Centres meet their own needs. This is especially true in Tadcaster where it is vitally important in order to deliver the Core Strategy Vision, Aims and Objectives to

meet local needs and support the health and regeneration of the town. When considering Policy CPXX it is important to recognise that even if land is taken out of Green Belt at Tadcaster, there are many other overarching factors which result in SDC being keen to allocate the level of proposed Development to Tadcaster.

- Tadcaster is in a sustainable location as a local service centre, compared to the designated service villages (DSVs).
- Allocation to Tadcaster should meet its own needs, rather than redistributing development elsewhere which would increase travel if it is further away from essential service and facilities
- Allocation to the edge of Tadcaster may still be preferable to allocations to designated service villages with regard to travel distances; and
- The Green Belt at Tadcaster offers low flood risk land, compared to Selby Town and some other DSVs.

A copy of Policy CPXX is provided in Appendix A.



### 3. Alternative Options for the Core Strategy Revisions

The SEA Directive states that “*the Environmental Report should consider ‘reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme’ and give ‘an outline of the reasons for selecting the alternatives dealt with’*”. The consideration of ‘alternatives’ is synonymous with ‘options’ in this SA Report.

In the consideration of alternative options for the issue of land availability at Tadcaster, SDC considered several options. The alternative options were all broadly appraised against the SA Framework and the results and recommendations were fed back to SDC to assist them in selecting their preferred option.

All options considered included the following **broad options**:

- No fundamental change to the overall spatial strategy.
- Changing the overall housing figure to 450 dwelling per annum (dpa) rather than 440 dpa.
- No change to the existing hierarchy of settlements remains.
- No change to the general split between the levels of the settlement hierarchy, however changes are made to the exact split of housing between Sherburn-in-Elmet and Tadcaster (from 9% in each, to 11% in Sherburn-in-Elmet and 7% in Tadcaster) to more closely reflect affordable housing need in the Strategic Housing Market Assessment.

Within these broad options a number of **sub-options** were considered, as follows:

#### Option 1a

- No change to distribution between settlement hierarchy.
- No change housing figures.
- Identify alternative sites on non-Green Belt land at Tadcaster which are available and deliverable in the plan period.

#### Option 1b

- No change to distribution between settlement hierarchy.
- No change housing figures.
- No change to the current site allocations at Tadcaster but work positively with landowners to bring land forward, or consider alternative action such as Compulsory Purchase Orders.

#### Option 1c

- No change to distribution between settlement hierarchy.
- No change housing figures.
- Establish exceptional circumstances for a Green Belt review if the alternative is sites on non-Green Belt land are significantly less sustainable.

#### Option 2

- Reduce housing numbers at Tadcaster and increase housing figures at Selby.

#### Option 3

- Reduce housing numbers at Tadcaster and share the increase between Selby and Sherburn-in-Elmet.

#### Option 4

- Reduce housing numbers at Tadcaster and increase figures at Sherburn-in-Elmet.

#### Option 5

- Reduce housing numbers at Tadcaster and increase figures for the three settlements closest to Selby town (Barlby/Osgodby, Brayton and Thorpe Willoughby).

#### Option 6

- Reduce housing numbers at Tadcaster and increase figures in the Designated Service Villages.

The sustainability appraisal of these sub-options are presented in Appendix B. The SA of the above options concluded that Options 1c and 6 perform the worst against the SA Framework. Option 1c performs badly against biodiversity objectives and does not encourage the use of brownfield land. These options are less likely to encourage development in close proximity to existing public transport facilities and other services. However, when considering Option 1c it should be recognised that the aim of the policy option is to facilitate development at Tadcaster, which is considered to be a more sustainable settlement than other settlements such as the Designated Service Villages. Tadcaster also has less constraints than Selby town when it comes to flood risk. Option 1b performs very well, but it should also be recognised that as the site allocations for this Option are known there are less uncertainties for this Option, and this is reflected in the appraisal.

Uncertainties were identified in the appraisal predominantly due to the size and location of additional site allocations being unknown at this stage. Consequently it was not known when appraising the options whether the size of any additional allocated sites would trigger the need for developer contributions. It was recommended that, wherever possible, additional sites are allocated in the Site Allocations DPD above the thresholds for developer contributions so as to minimise adverse effects on education and healthcare provision, greenhouse gas emissions, and maximise benefits to affordable housing and CLR facilities.

In addition, as the location of any additional allocations was not known when appraising the options, uncertainties were identified regarding the effects on biodiversity, heritage, flood risk and the promotion of brownfield sites. Other Core Strategy Policies largely seek to mitigate against any potential adverse effects, however these issues should be considered in more detail as part of any additional work to the Site Allocations DPD. The Level 2 Strategic Flood Risk Assessment (SFRA) should inform the selection of any additional sites to avoid allocations to flood risk zones.

In addition to the above, SDC subsequently considered the option of changing the overall housing figure from 440 dpa to 465 dpa. It was considered that this change in housing figures would not alter the conclusions of the above options appraisal, other than providing additional benefits in relation to the delivery of housing. As such, this option was not subject to a full SA.

SDC has incorporated sub Options 1a to 1c in the revised Core Strategy. Options 1a and 1b are incorporated into revised Policy CP3 and 1c is included in the new Green Belt policy (Policy CPXX).

## 4. SA of Revised Core Strategy

Amended Policies CP2 and CP3, and the new Green Belt Policy (Policy CPXX), have been appraised against the SA Framework. The appraisals are provided in Tables 2 – 4. The following key indicates the symbols and abbreviations that have been used in the appraisal matrices.

### Key to Abbreviations:

Abbreviation/Symbol	Description
Magnitude of Effect	
✓✓	Very sustainable
✓	Sustainable
–	Neutral
?	Uncertain
x	Unsustainable
xx	Very unsustainable
Likelihood of Effect	
H	High
M	Medium
L	Low
Scale of Effect	
G	Global
N	National
R	Regional
L	Local
Permanence of Effect	
T	Temporary
P	Permanent

The above timescales are defined as:

- **Short-term** (0 - 10 years of plan);
- **Medium-term** (10 – 19 years of plan); and
- **Long-term** (after life of plan).

## 4.1 Policy CP2 – The Scale and Distribution of Housing

The SA of Policy CP2 is set out in Table 3 below.

Table 3: Policy CP2 Sustainability Appraisal

Policy CP2: The Scale and Distribution of Housing							
SA Objective (Abridged)	Assessment of Effect						Commentary
	Short Term	Med Term	Long Term	Likelihood	Scale	Permanence	
<b>ECONOMIC</b>							
Employment opportunities (SA1)	-	-	-	n/a	n/a	n/a	The policy relates to providing additional housing in accordance with the evidence base of the Regional Spatial Strategy and other relevant evidence and is anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	-	-	-	n/a	n/a	n/a	The policy relates to providing additional housing in accordance with the evidence base of the Regional Spatial Strategy and other relevant evidence and is anticipated to have an overall neutral effect on economic growth.
<b>SOCIAL</b>							
Education and training opportunities (SA3)	?	?	?	?	?	?	<p>The policy relates to providing additional housing in accordance with the evidence base of the Regional Spatial Strategy and other relevant evidence. However, school places are at or nearing capacity and therefore increased housing could result in increased pressure on school places.</p> <p>The Developer Contributions SPD will help to ensure that primary and secondary education will not be adversely impacted upon by any new housing developments, however this will depend upon the size of the site allocations.</p> <p>It is likely that the amount of any developer contributions available or which can reasonably be sought will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.</p>
Conditions to engender good health (SA4)	?	?	?	?	?	?	The policy relates to providing additional housing in accordance with the evidence base of the Regional Spatial Strategy and other relevant evidence. However, additional population may put pressure on health facilities. The Developer Contributions SPD will help to ensure that health care provision will not be adversely impacted upon by any new housing developments, however this will depend upon the size of the site allocations.
Safety & security - people & property (SA5)	-	-	-	n/a	n/a	n/a	The policy relates to providing additional housing in accordance with evidence base of the Regional Spatial Strategy and other relevant evidence and is anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	n/a	n/a	n/a	The policy relates to providing additional housing in accordance with the evidence base of the Regional Spatial Strategy and other relevant evidence and is anticipated to have an overall neutral effect on community involvement.

							However, additional community facilities may be required as part of new housing developments, which would adhere to SA6 sub-objective 6.7 – improving and increasing community facilities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	n/a	n/a	n/a	The policy relates to providing additional housing in accordance with the evidence base of the Regional Spatial Strategy and other relevant evidence and is anticipated to have an overall neutral effect on the accessibility to CLR activities.  However, CLR facilities may be increased as part of developer contributions, which would lead to an indirect positive effect on sub-objective 7.1 – increasing the provision of CLR activities/venues.
Quality housing available to all (SA8)	✓	✓	✓	H	L	P	The policy provides an approximate annual average rate of additional housing over a 16-year period, which will aim to meet local housing needs. Provisions are made for increasing housing in and around Selby and the Local Service Centres, whilst meeting local housing need in the Designated Service Villages and Secondary Village. Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA).
Local needs met locally (SA9)	✓	✓	✓	H	L	P	The policy relates to providing additional housing within Selby, the local Service Centres and Service Villages and is anticipated to support the vibrancy of the town and village centres (sub-objective 9.4).
<b>ENVIRONMENTAL</b>							
Transport and access (SA10)	✓	✓	✓	M	L	P	The policy commits to providing housing throughout the District, but focussing on Selby, Local Service Centres and Service Villages. Consequently, this will increase the likelihood of improving access to facilities for all groups and potentially reduce the need to travel by car, thus conforming to sub-objectives 10.3 and 10.4. Through reducing the need to travel by car, the transport environment will become more attractive to pedestrians and cyclists, in line with sub-objective 10.5.  The remaining SA sub-objectives do not relate to Policy CP1.
Built environment & land-use (SA11)	✓	✓	✓	M	L	P	Providing housing in Selby, Local Service Centres and Service Villages is likely to increase the accessibility of essential services. However, provision of some essential services may be dependent upon developer contributions, especially with respect to new development in Service Villages.
Historic built environment (SA12)	?	?	?	?	?	?	The policy does not account for the location of development in relation to a Conservation Areas, archaeological site or listed buildings. Therefore, an uncertain effect has been given.
Biodiversity (SA13)	?	?	?	?	?	?	The effects of the policy on biodiversity and the natural environment will be dependent upon habitats/species/natural features present on or within the vicinity of the proposed housing development.
Minimal pollution levels (SA14)	-	-	-	n/a	n/a	n/a	The policy relates to providing additional housing in accordance with the evidence base of the Regional Spatial Strategy and other relevant evidence and is anticipated to have a neutral effect on minimising pollution levels.  However, the policy does promote development on previously developed land, which may be contaminated. Therefore, any contaminated land will require remediation prior to development occurring, which would accord to sub-objective 14.1. However overall a neutral effect is anticipated.

Greenhouse gas & climate change (SA15)	x/?	x/?	x/?	?	N	P	The policy relates to providing additional housing in accordance with evidence base of the Regional Spatial Strategy and other relevant evidence and is likely to result in an increase in greenhouse gas emissions. This would be predominantly due to an increase in domestic energy use and increased emissions from transport. However, the effect of development could be reduced by controlling design (e.g. through the implementation of Policy CP13). Additionally, by locating development in urban areas, the need to travel by car will be reduced. This will reduce greenhouse gas emissions.
Reduce risk of flooding (SA16)	?	?	?	?	?	?	The effects of the policy on reducing flood risk are uncertain. Compliance with SA sub-objective 16.2 – directing development away from flood risk areas – would require Policy CP2 to dictate that housing development cannot occur on such areas. Policy CP12 deals with flood risk.  Subsequent DPDs and SPDs may provide further guidance with respect to flood risk on a site specific basis.
Prudent use of resources (SA17)	?	?	?	?	?	?	Increasing the amount of development in the District will result in the use of more resources, thus yielding a detrimental effect on the efficient use of resources. However, Policy CP13 should mitigate this where possible.

#### Recommendations/Mitigation

Uncertainties have arisen predominantly due to the strategic nature of Policy CP2. While the policy dictates the annual rate of new housing to be developed in the District it is not possible to assert the specific locations and specifications that housing developments should ideally adhere to. For instance, it is not possible for the policy to identify the effect housing will have on the historic environment/biodiversity (SA12/SA13) and flood risk (SA16), as this is dependent upon the location of development. Such issues are considered in more details in the SA of the Site Allocations DPD. The Council should consider setting higher density/ha targets in mores sustainable villages and thereby securing greater developer contributions to support those settlements.

The uncertainty between the policy and SA objectives SA3 and SA4 may ultimately result in a positive effect should new housing development comply with the Developer Contributions SPD, which will aim to provide essential services parallel to new development. Combined with Policy CP13, the Developer Contributions SPD will deal with developing appropriate infrastructure associated with new housing to ensure essential services are accessible by means other than private car.

The Council should consider using the Site Allocations DPD to set higher density/ha targets in mores sustainable villages and thereby securing greater developer contributions to support those settlements.

The effect of the policy on SA objectives SA12 and SA13 is uncertain. However, Policy CP15 will ensure new housing development is not detrimental to the historic environment or biodiversity within the District, thus a neutral or better effect should be maintained.

A negative/uncertain effect is predicted with respect to the policy and SA objective SA15. The effect of new development on climate change will be mitigated through the implementation of Policies CP13 and CP14, by aiming to increase renewable energy and sustainable design and construction techniques. Thereby, ultimately aiming to reduce the emission of greenhouse gases. Policy CP13 will also aim to alleviate the use of resources (SA17) from new housing development under this policy, by minimising resource consumption and increasing recycling. Further support will be provided by the Developer Contributions SPD, which aims to improve waste and recycling facilities associated with new development.

The effect of the policy on SA objective SA16 is uncertain at this stage. The Level 2 Strategic Flood Risk Assessment (SFRA) for the District has been completed and it is recommended that the SFRA informs subsequent site allocation LDDs. This issue is considered in more detail in the SA of the Site Allocations DPD.

It should be noted that the overall conclusions of the SA of revised policy CP2 do not alter from the SA of the previous version of Policy CP2, as set out in the Core Strategy Submission Version SA Report. It is however recommended that the Council should consider setting higher density/ha targets in mores sustainable villages and thereby securing greater developer contributions to support those settlements.

## 4.2 Policy CP3 – Managing Housing Land Supply

Policy CP3 discusses the process and mechanism for managing housing supply and therefore it is anticipated to have an overall neutral effect on all SA objectives. A subsequent SA of sites which are brought forward in accordance with this policy would be assessed at the Site Allocations DPD stage.

It should be noted that the effects of the revised policy CP3 are not considered to change from the SA of the previous version of Policy CP3, as set out in the Core Strategy Submission Version SA Report.

## 4.3 Policy CPXX – Green Belt Policy

The SA of Policy CPXX is set out in Table 4 below.

Table 4: Policy CPXX Sustainability Appraisal

Policy CPXX: Green Belt Policy							
SA Objective (Abridged)	Assessment of Effect						Commentary
	Short Term	Med Term	Long Term	Likelihood	Scale	Permanence	
<b>ECONOMIC</b>							
Employment opportunities (SA1)	-	-	-	n/a	n/a	n/a	This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt Review could be undertaken and overall is anticipated to have a neutral effect on employment opportunities. However, the policy does support limited infilling and/or redevelopment to support economic development of existing uses within Major Development Sites in the Green Belt, and so may have a small beneficial effect on sub objectives 1.1 and 1.2.
Conditions which enable economic growth (SA2)	-	-	-	n/a	n/a	n/a	This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt review could be undertaken and is anticipated to have an overall neutral effect on economic growth.
<b>ENVIRONMENTAL</b>							
Education and training opportunities (SA3)	-	-	-	n/a	n/a	n/a	This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt review could be undertaken and is anticipated to have a neutral effect on education and training.
Conditions to engender good health (SA4)	-	-	-	n/a	n/a	n/a	This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt review could be undertaken and is anticipated to have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	n/a	n/a	n/a	This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt review could be undertaken and is anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	n/a	n/a	n/a	This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt review could be undertaken and is anticipated to have a

							neutral effect on community participation in decision making.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	n/a	n/a	n/a	This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt review could be undertaken. Section F of Policy CPXX will require any potential sites in the Green Belt to be assessed in terms of its proximity to services, facilities and public transport and this should limit the negative effect of this Policy against this SA objective. This issue would be considered in more detail as part of the SA of the Site Allocations DPD.
Quality housing available to all (SA8)	✓	✓	✓	M	L	P	This policy will help to ensure that housing is provided in line with the vision, aims and objectives of the Core Strategy, which in turn seeks to ensure that appropriate housing is provided for local needs.
Local needs met locally (SA9)	-	-	-	n/a	n/a	n/a	Any allocations to the Green Belt are likely to be on the edge of a settlement, and therefore there is a risk that new development may feel isolated from the rest of the settlement and will not be in accordance with sub objective 9.4. If the sites are suitably integrated, the allocations are likely to support the vibrancy of the settlement. This issue will be considered in more detail in the SA of the Site Allocations DPD. However, overall this policy is anticipated to have a neutral effect on meeting local needs locally.
Transport and access (SA10)	-	-	-	n/a	n/a	n/a	Any release of land in the Green Belt as a result of this policy is likely to be on the edge of the settlement and therefore may not be as well served by existing public transport infrastructure as land outside the Green Belt. However, the policy does state that Green Belt land should only be released to meet development need where the need cannot be met on non-Green Belt land or, or where Green Belt land offers a significantly more sustainable option. Any sites considered for removal from the Green Belt will be subject to a sustainability appraisal and assessed for their impact upon proximity to public transport. This will help to ensure that unsustainable sites are not released from the Green Belt. This issue would be considered in more detail in the SA of the Site Allocations DPD.
Built environment & land-use (SA11)	x	x	x	M	L	P	Any release of land in the Green Belt as a result of this policy is likely to be on the edge of the settlement and therefore may not be as well served by existing local services and public transport infrastructure. However, Section F of Policy CPXX will require any potential sites in the Green Belt to be assessed in terms of its proximity to services, facilities and public transport and this should limit the negative effect of this Policy against this SA objective.  The Policy does not promote the use of brownfield land. However, the policy does state that Green Belt land should only be released to meet development need where the need cannot be met on non-Green Belt land or, or where Green Belt land offers a significantly more sustainable option. This may help to ensure that unsustainable sites are not released from the Green Belt.
Historic built environment (SA12)	-	-	-	n/a	n/a	n/a	This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt Review could be undertaken. At this strategic level the location of any land in the Green Belt that may be developed is not known, and therefore the impact on the historic built environment is uncertain. However, the policy does state that



							<p>any sites considered for removal from the Green Belt under Criterion D4 will be subject to a sustainability appraisal and assessed for their impact upon heritage assets. It also states that Green Belt land should only be released to meet development need where the need cannot be met on non-Green Belt land or, or where Green Belt land offers a significantly more sustainable option. This may help to ensure that unsustainable sites are not released from the Green Belt. In addition it is anticipated that the impact of development on built heritage will be mitigated by Policy CP15.</p> <p>This issue would be considered in more detail in the SA of the Site Allocations DPD.</p>
Biodiversity (SA13)	-	-	-	n/a	n/a	n/a	<p>This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt Review could be undertaken. At this strategic level the location of any land in the Green Belt that may be developed is not known, and therefore the impact on biodiversity uncertain. However, the policy does state that any sites considered for removal from the Green Belt under Criterion D4 will be subject to a sustainability appraisal and assessed for their impact upon nature conservation. It also states that Green Belt land should only be released to meet development need where the need cannot be met on non-Green Belt land or, or where Green Belt land offers a significantly more sustainable option. This may help to ensure that unsustainable sites are not released from the Green Belt.</p> <p>In addition it is anticipated that the impact of development on biodiversity will be mitigated by Policy CP15.</p> <p>This issue would be considered in more detail in the SA of the Site Allocations DPD.</p>
Minimal pollution levels (SA14)	-	-	-	n/a	n/a	n/a	<p>This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt review could be undertaken and is anticipated to have a neutral effect on pollution levels.</p>
Greenhouse gas & climate change (SA15)	-	-	-	n/a	n/a	n/a	<p>This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt Review could be undertaken and is anticipated to have a neutral effect on greenhouse gas and climate change.</p>
Reduce risk of flooding (SA16)	-	-	-	n/a	n/a	n/a	<p>This policy relates to the approach to development in the Green Belt and the exceptional circumstances under which a Green Belt Review could be undertaken. At this strategic level the location of any land in the Green Belt that may be developed is not known, and therefore the impact on flood risk is uncertain. However, the policy does state that any sites considered for removal from the Green Belt under Criterion D4 will be subject to a sustainability appraisal and assessed for their impact upon flood risk.</p> <p>The policy does state that Green Belt land should only be released to meet development need where the need cannot be met on non-Green Belt land or, or where Green Belt land offers a significantly more sustainable option. This may help to ensure that sites in the flood zone are not released from the Green Belt. Policy CP12 of the Core Strategy also deals with flood risk.</p> <p>This issue would be considered in more detail in the SA of the Site Allocations DPD.</p>
Prudent use of resources (SA17)	x	x	x				<p>Any allocations in the Green Belt as a result of this policy are likely to comprise of greenfield land which may be in use as</p>

							<p>agricultural land. Therefore this policy would not be encouraging development on brownfield sites and the protection of agricultural land.</p> <p>Policy CP15 of the Core Strategy requires new development to minimise resource consumption.</p>
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**Recommendations/Mitigation**

While the policy dictates the approach to development in the Green Belt, it is not possible to assert the specific locations that development may occur in. For instance, it is not possible for the policy to identify the effect any development in the Green Belt will have on transport (SA10), the historic environment/biodiversity (SA12/SA13) and flood risk (SA16), as this is dependent upon the location of any development. However the Policy requires that any sites considered for removal from the Green Belt under Criterion D4 are subject to a sustainability appraisal and assessed for their impact upon these issues, which helps to mitigate against any potential negative impacts. Such issues are considered in more details in the SA of the Site Allocations DPD.

Negative effects are predicted with respect to the policy and SA objectives relating to the use of brownfield land. This is because land in the Green Belt, if released for development, is likely to be located on the edge of settlements on green field land. However, the Policy states that Green Belt land should only be released to meet development need where the need cannot be met on non-Green Belt land or, or where Green Belt land offers a significantly more sustainable option. These negative impacts must therefore be weighed up against the overall objective of targeting development to the more sustainable settlements, such as Tadcaster.

As this is a new policy, no assessment was previously undertaken as part of the Submission Core Strategy SA Report.

**4.4 Summary and Recommendations**

The revisions to Policies CP2 and CP3 do not result in any changes to the conclusions of the previous SA, however the proposed changes to the Core Strategy result in some additional negative sustainability effects due to the possibility of developing on Green Belt land which would not encourage the development of previously developed land. However, these negative effects must be weighed up against SDCs overall objective of directing development to the more sustainable settlements, and only releasing land from the Green Belt where the need cannot be met on non-Green Belt land or, or where Green Belt land offers a significantly more sustainable option.

## 5. Overall Findings of the SA of the Core Strategy

This section provides an overall summary of the SA of the Core Strategy, including the Core Strategy Policies that have not been re-appraised as part of this Addendum SA Report. Reference should be made to the Selby District Submission Draft Core Strategy SA Report for full details of the SA of the unchanged Core Strategy policies.

Policies are generally considered to be sustainable, with positive effects predicted against each SA objective (as detailed in the Selby District Submission Draft Core Strategy SA Report). The principal negative effects highlighted by the SA relate to greenhouse gas emissions and resource use associated with new development. Any new development will result in greenhouse gas emissions and resource use and Policies CP12, CP13 and CP14 should be effective at reducing the effects to some degree. Negative and uncertain effects have been identified relating to new development sites in the District.

Risk of flooding is a major issue for Selby District and the Council has commissioned a Strategic Flood Risk Assessment (SFRA) in order to identify the extent of the problem. The Level 1 SFRA was completed in November 2007. As a significant number of potential development sites in Selby and other sustainable locations are likely to fall within higher flood risk areas, a PPS 25 'Sequential Test' and a Level 2 Flood Risk Assessment has also been undertaken. The Sequential Test reveals that Sherburn-in-Elmet, Tadcaster and a number of the larger villages are relatively unconstrained in flood risk terms and can absorb the amount of new development required in these areas on low flood risk land. Selby is however relatively constrained and the Sequential Test has concluded that there is insufficient, reasonably available, low – medium flood risk land to accommodate the scale of growth required either within the existing built up area or through urban extensions without relying on an inappropriate amount of growth in villages. The Level 2 SFRA has concluded that the proposed development of the strategic sites at Olympia Park in Selby will be suitable subject to appropriate mitigation. The Site Allocations DPD will need to include more specific flood mitigation policies in line with the recommendations made in the Level 2 SFRA.

A summary of the policies predicted to have significant positive, negative or uncertain effects is set out in Table 5 below.

Table 5: Predicted Significant Effects

Sustainability Objective	Policies Predicted to have Significant Positive Effects	Policies Predicted to have Significant Negative Effects	Policies where the effect is Uncertain*
Employment opportunities (SA1)	CP9/ CP10/ CP11/ CP2A(D)/ CP2A(G)		CP9/ CP10
Conditions which enable economic growth (SA2)	CP1/ CP9/ CP10/ CP11/ CP2A(G)		CP9/ CP10
Education and training opportunities (SA3)	CP8		CP2/ CP6
Conditions to engender good health (SA4)	CP8/ CP16/ CP2A(D)		CP2/ <b>CP6</b>
Safety & security - people & property (SA5)	CP11/ CP16/ CP2A(D)/ CP2A(G)		
Vibrant communities to participate in decision making (SA6)	CP6/ CP8/ CP9/ CP10/ CP11/ CP16/ CP2A(D)/ CP2A(G)		<b>CP5/ CP6/ CP9/ CP10</b>

Sustainability Objective	Policies Predicted to have Significant Positive Effects	Policies Predicted to have Significant Negative Effects	Policies where the effect is Uncertain*
Accessibility to culture leisure and recreation (CLR) activities (SA7)	CP1/ CP6/ CP8/ CP9/ CP10/ CP11/ CP15/ CP2A(D)		
Quality housing available to all (SA8)	CP1/ CP2/CP4/ CP5/ CP6/ CP7/ CP12/ CP13/ CP16/ CP2A(D)/CPXX Green Belt		CP5/ CP6
Local needs met locally (SA9)	CP1A/ CP2/ CP5/ CP6/ CP8/ CP9/ CP10/ CP11/ CP16/ CP2A(D)/ CP2A(G)		CP5/ <b>CP6</b> / CP9/ CP10
Transport and access (SA10)	CP2/ CP7/ CP8/ CP11/ CP12/ CP13/ CP16/ CP2A(D)/ CP2A(G)		<b>CP6/ CP9</b>
Built environment & land-use (SA11)	CP1A/ CP1/ CP2/ CP6/ CP8/ CP9/ CP10/ CP11/ CP12/ CP13/ CP15/ CP16/ CP2A(D)	CPXX	<b>CP9/ CP10</b>
Historic built environment (SA12)	CP7/ CP15/ CP16		CP1/ CP1A/ CP2/ CP6/ CP9/ CP11
Biodiversity (SA13)	CP7/ CP8/ CP10/ CP12/ CP13/ CP15/ CP16		CP1/ CP1A/ CP2/ CP6/ CP9/ CP10/ CP11
Minimal pollution levels (SA14)	CP1/ CP1A/ CP12/ CP15/ CP2A(D)	CP13	<b>CP2A(G)</b>
Greenhouse gas & climate change (SA15)	CP12/ CP13/ CP14/ CP16	CP1/ CP2/ CP5/ CP9/	<b>CP1/ CP2/ CP5/ CP11</b>
Reduce risk of flooding (SA16)	CP1/ CP7/ CP12/ CP13/ CP14	CP2A(D)/ CP2A(G)	<b>CP1A/ CP2/ CP5/ CP6/ CP9/ CP10/ CP11</b>
Prudent use of resources (SA17)	CP12/ CP13/ CP14/ CP16	CP6/ CP9/ CP11/ CP2A(D)/ CP2A(G)/ CPXX	<b>CP1/ CP2/ CP5</b>

\* **Note:** Although all of the uncertainties have been listed, many of them are either not considered to be significant or are considered likely to result in additional positive effects rather than negative effects. Those policies with uncertain effects that are considered to be potentially significant, and therefore require monitoring in the future, have been highlighted in **bold**.

## 5.1 Cumulative Impacts

Policy CP2 aims to meet the housing requirement within the District. Combined with Policy CP9 (providing employment to meet the needs of the area), both policies will provide a significant positive effect on employment opportunities (SA1) and economic growth (SA2) through encouraging people to

move to an area where new housing is provided adjacent to new employment opportunities. Local economic activity will consequently increase and together with Policies CP1 and CP11, which promotes town centre uses, will contribute to the vibrancy of local communities (SA8).

Policy CP6 permits the small scale development of 100% affordable housing schemes in non-Designated and Service Villages, which raises potential concerns with respect to transport and access (SA10) to essential resources such as healthcare and education (SA3, SA4 and SA9). However, implementing Policy CP6 with Policy CP8 should yield a positive effect in terms of ensuring the necessary infrastructure (e.g. public transport and local facilities) is provided in tandem with rural development. Furthermore, Policy CP10 supports development within rural settlements that will encourage rural diversification of the economy (SA2), hence facilitating the need for affordable housing to be developed in these areas. Housing and employment development, with appropriate infrastructure, will also produce a positive effect by increasing accessibility to CLR activities.

Any of the policies within the Core Strategy, which allow new development, should not have a negative effect on safeguarding and potentially enhancing the historic/natural environment provided they are implemented coincident with Policy CP15. This will strongly accords with SA objectives SA12 (historic built environment) and SA13 (biodiversity).

Policy CP16 dictates that new development should be of a high quality design and should facilitate sustainable access modes and adopt sustainable construction principles. This will ensure a sustainable effect in terms of the built environment (SA11) and the prudent use of resources (SA12), as it applies to all policies which encourage new development. The integration of Policies CP12, CP13 and CP16 with development policies (Housing and Employment) will contribute to the long-term efficiency of new development in terms of energy and water efficiency and waste minimisation/recycling. Policy CP13 supports renewable energy projects and will ensure major developments adhere to low carbon targets up to 2027. The amalgamation of these policies will cause a major beneficial effect in terms of reducing greenhouse gas emissions from new developments (SA15).

All new development uses resources and produces greenhouse gases and the housing, employment land and town centre developments will contribute towards this. Despite this, development is required and improving the sustainable design standards of buildings will help to reduce the effect of new development.

## 5.2 Uncertainties

The strategic nature of the Core Strategy policies has made prediction of the significant effects difficult, and this is demonstrated by the historic built environment and biodiversity objectives (SA12 and SA13) where the nature and level of effects will be very much dependant on the locations of the sites chosen for development. However, it is not just these objectives which are affected, and the uncertainties identified throughout the appraisal are illustrated in Table 5.

As well as the uncertainty that arises due to the lack of detail with regards to the location of the proposed development, many of the effects that have been questioned are due to the need for certain options to be complemented by others in order to enhance the positive effects or reduce negative effects. For example, Policy CP10 will encourage rural economic diversification (SA2), however this will require the appropriate infrastructure to facilitate economic growth (Policy CP8).

Uncertainties have also arisen when it is now known whether housing thresholds on sites would trigger requirements under the Developer Contributions SPD. The Council should consider using the Site Allocations DPD to set higher density/ha targets in more sustainable villages and thereby securing greater developer contributions to support those settlements.

## 6. Implementation and Proposals for Monitoring

### 6.1 Adoption Process and Next Steps in the SA

The amended Core Strategy and this SA Addendum Report will now be formally published for 6 weeks for consultation, after which the Examination in Public will be reconvened.

Once the Core Strategy is adopted, a SA/SEA Post Adoption Statement will be prepared, which will explain how the sustainability appraisal and consultation process have influenced the final document.

As with the SA Report, the Post Adoption Statement must be made available to the Statutory Environmental Bodies and also the public. The purpose of the Post Adoption Statement is to outline how the findings of the SA process have been taken into account during the preparation of the Core Strategy DPD and how sustainability considerations have been integrated.

The Post Adoption Statement will provide details of how monitoring will be carried out during implementation of the Core Strategy DPD.

### 6.2 Monitoring Proposals

The SEA Directive explicitly requires monitoring of the significant environmental effects of the implementation of the Core Strategy and Development Control DPDs. A monitoring system is being designed which will help to fulfil the following requirements:

- To provide baseline data for the next SA and to provide a picture of how the environment / sustainability criteria of the area are evolving;
- To monitor the significant effects or uncertainties of the plan; and
- To ensure that action can be taken to reduce / offset the significant effects of the plan.

Monitoring requirements have also resulted from the introduction of Annual Monitoring Reports (AMR), which have been introduced to track the performance of the Local Development Scheme and associated documents.

Where relevant, use will be made of these existing monitoring processes for the monitoring proposed as part of this SA, to avoid duplication of effort.

The monitoring measures proposed in this section relate to the significant adverse effects and uncertainties that have been predicted to result from policy option implementation. These include the uncertainties highlighted during the comparison of the policies against the SA sub-objectives and recommendations. In these instances a specific policy reference has not been given in Table 6 below.

At this stage, proposals have not yet been identified to monitor the significant positive effects that have been predicted to result from plan implementation. This will be addressed when the monitoring programme is finalised.

The monitoring programme itself will not commence until the Core Strategy is adopted, likely to be in 2012. By then the monitoring requirements may have changed, either as a result of changes to the DPD or due to other external influences on the baseline situation. In addition, SDC's AMR may be revised by the time the plans are adopted and this may influence the monitoring procedures proposed for the SA. In light of the changes that may arise prior to plan adoption, the monitoring proposals presented below should therefore be viewed as provisional.

Table 6 sets out the indicators that are proposed to monitor the significant effects and uncertainties that have been predicted to arise on the implementation of the Core Strategy. The monitoring proposals assume that the recommendations made in this document are to be incorporated.

Table 6: Monitoring Proposals to Assess Significant Adverse Effects and Uncertainties

Significant Effect/ Uncertain Effect	Monitoring Proposal
<b>SA1 – Good Quality Employment Opportunities for All</b>	
No significant uncertainties/adverse effect identified during SA process.	
<b>SA3 – Education and Training Opportunities to Build Skills and Capacities</b>	
No uncertainties/adverse effect identified during SA process. The Developer Contributions SPD will ensure primary/secondary education will not be adversely impacted upon by new development.	
<b>SA4 – Conditions and Services to Engender Good Health</b>	
Providing small scale affordable housing schemes (Policy CP6) outside of, but adjacent to the development limits of Designated and non-Service Villages may be detrimental to improving the quality and integration of health services in the District.	<ul style="list-style-type: none"> <li>• Accessibility to health care facilities including GPs and hospital.</li> </ul>
<b>SA5 – Safety and Security- People and Property</b>	
No uncertainties/adverse effect identified during SA process.	
<b>SA6 – Vibrant Communities to Participate in Decision Making</b>	
<p>Uncertain long-term requirement for affordable housing. Potentially insufficient/surplus supply of affordable housing that may cause a lack of social cohesion and reduced community vibrancy.</p>	<ul style="list-style-type: none"> <li>• Affordable housing completions.</li> <li>• Number of new community facilities provided and usage.</li> <li>• Community well being.</li> <li>• Percentage of respondents satisfied with their local area as a place to live.</li> <li>• Index of local deprivation.</li> </ul>
<p>Uncertain long-term requirement for the provision of employment land. The vibrancy of communities may be affected by the inappropriate provision of employment land.</p>	<ul style="list-style-type: none"> <li>• Annual workplace employment figures by Ward.</li> <li>• Index of local deprivation.</li> <li>• Community well being.</li> </ul>
<b>SA7 – Culture, Leisure, and Recreation (CLR) Activities available to all</b>	
No uncertainties/adverse effect identified during SA process.	
<b>SA8 – Quality Housing available to all</b>	
No uncertainties/adverse effect identified during SA process.	
<b>SA9 Local Needs met Locally</b>	
<p>Policy CP6 dictates that small-scale affordable housing schemes will be supported in rural areas. This has the potential to affect the accessibility of essential services and resources by non-car means.</p>	<ul style="list-style-type: none"> <li>• Ease of access to key services (e.g. post office, healthcare services, employment, education and food shops) in rural areas.</li> <li>• Affordable housing provision and location.</li> <li>• Monitoring of transport indicators as set out below.</li> </ul>
<b>SA10 A Transport Network which Maximises Access whilst Minimising Detrimental Impacts</b>	
<p>Providing small scale housing schemes in rural areas (Policy CP6) is unlikely to reduce the need to travel by</p>	<ul style="list-style-type: none"> <li>• Road traffic growth levels in rural areas.</li> <li>• Average journey length by purpose.</li> </ul>

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private car or support more efficient use of cars.

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Providing a range of employment opportunities across the district is likely to increase travelling across the district by private car. However, as the employment opportunities will be supplied within the District, commuting out of the area will be reduced. Ensuring that housing is located close to employment opportunities would reduce the need to travel.

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- Average journey length by purpose.

None of the Core Strategy Policies promote the transfer of freight from road to rail. It is considered to be more appropriately covered by the County Council's Local Transport Plan

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- Use of rail freight will be monitored by the County Council in the context of this plan.

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***SA11 A quality built environment and efficient land use pattern that make good use of previously developed sites, minimise travel and promote balanced development***

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The long-term development rate and location of housing and employment land is uncertain. Inappropriate provision and siting of employment/housing could be detrimental to the development of communities with accessible services/resources.

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- Average journey length by purpose.
- Vacant land and properties and derelict land.

The potential long-term provision of employment/housing in a location inappropriate to its setting may impact upon the development's flood risk.

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- Number of people and properties affected by fluvial events.
- Areas at highest risk from flooding.
- New development in the flood zones.
- Delivery of Sustainable Urban Drainage Systems, flood alleviations schemes and stormwater attenuation measures.

Any allocations to the Green Belt (Policy CPXX) will not encourage the use of brownfield land.

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- Total amount of employment floorspace completed on Previously Developed Land (PDL).
- New and Converted dwellings on Previously Developed Land (PDL).

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***SA12 Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings***

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Assuming Policy CP15 is implemented alongside new development, no adverse effects are predicted.

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***SA13 A bio-diverse and attractive natural environment***

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Assuming Policy CP15 is implemented alongside new development, no adverse effects are predicted.

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***SA14 Minimal Pollution Levels***

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The promotion of biomass and energy from waste technologies could have the potential to contribute to air pollution if not appropriately controlled.

Future employment development on Strategic Site G could result in pollution emissions depending on the type of development.

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- Local air quality monitoring data.
- Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

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***SA15 Reduce greenhouse gas emissions and a managed response to the effects of climate change***

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The implementation of Policies CP12, CP13 and CP14 and the Developer Contributions SPD will help mitigate the effect of new development on greenhouse gas emissions. No major adverse effect are thus envisaged.

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- Developments consented and completed meeting planning policies CP12, CP13 and C14 (including LZC technologies).

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***SA16 Reduce the risk of flooding to people and property***

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Due to the scale at which the policies relate, the flood risk at specific development locations is uncertain, thus the precise risk to people and property is indiscernible.

- Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
- Continued monitoring / updating of the District's Strategic Flood Risk Assessment (SFRA).
- Number of approved developments which incorporate Sustainable Urban Drainage Systems for surface water disposal, flood alleviations schemes and stormwater attenuation measures.
- Frequency of fluvial flood events.

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Areas at risk from flooding are subject to change in the long-term, thus the effect of flooding on long-term development is uncertain.

- Continued monitoring / updating of the District's Strategic Flood Risk Assessment (SFRA).
- Frequency of fluvial flood events.

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#### ***SA17 Prudent and efficient use of resources***

The implementation of Policy CP13 and the Developer Contributions SPD will help mitigate the effect of new development on resource efficiency. No adverse effects are thus envisaged, with the exception of Policy CPXX (Green Belt) which would not encourage development on brownfield land.

- Total amount of employment floorspace completed on Previously Developed Land (PDL).
  - New and Converted dwellings on Previously Developed Land (PDL)
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## 7. Summary and Conclusions

An assessment of the Selby District Submission Draft Core Strategy was undertaken by Waterman Energy, Environment & Design Ltd on behalf of SDC in December 2010. Subsequent amendments have been made to the Core Strategy by SDC to address comments and concerns raised by the Inspector during the Examination in Public. Consequently Waterman has undertaken SA of the revised Core Strategy, in particular revised Policies CP2 and CP3 and new Policy CPXX. This SA Addendum should be read in conjunction with the Selby District Submission Draft Core Strategy SA Report.

The appraisal of revised Policies CP2 and CP3 and new Policy CPXX found that the majority of the policies were sustainable, particularly in the short and medium-term. Significantly sustainable effects identified included:

- Providing employment opportunities to meet the needs of the local workforce and support revitalisation of the local economy through modernising and intensifying existing employment;
- Supporting development proposals which entail recreation and tourism activity, whilst preserving local culture and heritage;
- Development of town centre uses to meet local needs of communities;
- Promoting the safeguarding and enhancement of the historic environment and committing to provide effective stewardship of the District's wildlife;
- Protecting the quality of air and water resources from pollution and, wherever possible, ensuring improvement;
- Providing the development of quality affordable housing available to all;
- Providing new development of high quality design, adopting sustainable construction techniques;
- Ensuring new development increases energy, water and raw material efficiency, whilst minimising and/or recycling waste;
- Reducing greenhouse gas emissions from domestic and commercial sources through utilising decentralised, renewable and low carbon supplies;
- Ensuring adequate infrastructure and community facilities are provided in tandem with new development, thus reducing the need to travel by private car; and
- Directing development to ensure no net loss of flood storage capacity and mitigating the potential impact of flooding where development in higher flood risk areas is unavoidable.

The identified potentially adverse effects relating to the sustainability of the Core Strategy policies were predominantly associated with new development. Both housing and employment development will increase the use of natural resources and is likely to produce an increase in greenhouse gas emissions. The operation of the new development and associated traffic flow increases will most likely contribute to an increase in greenhouse gas emissions. However, other Core Strategy policies aim to minimise these effects where possible.

Due to the high level, strategic nature of many of the Core Strategy policies, the appraisal has identified a relatively high level of uncertainty when predicting the effects. This is often down to the necessary lack of detail provided in the options with regard to the locations for future development.

Mitigation measures and identification of issues requiring further consideration during the consultation stage of the adoption process have been identified. Where uncertain and/or negative effects have been identified, appropriate mitigation measures have been recommended, where possible. Proposed mitigation measures include:

- Ensuring housing developments are directed away from risk areas or within areas where flood defences are in place or suitable mitigation can be implemented (as informed by SDC's Stage 2 Strategic Flood Risk Assessment for the District);
- Ensuring equitable access to health services, particularly where housing development is proposed in areas less well served;
- Implementing Policies CP12, CP13, and CP16 of the Core Strategy alongside the Developer Contributions SPD with the aim of mitigating the increase in resource use/greenhouse gas emissions from development through utilising energy/water/waste efficient measures;
- Providing a public transport network to satisfy the requirements of new housing developments in rural communities, in line with Policy CP8 of the Core Strategy and the Developer Contributions SPD); and
- Incorporating CLR facilities within the development of 'other town centre uses' and within other new development, as required.

In order to determine the effects of the plan into the long-term and ensure that the effects can be monitored to reduce and/or offset significant adverse effects, monitoring proposals have been put forward for those effects considered to be significant. Monitoring proposals include:

- Accessibility to GP Surgeries and hospitals;
- Affordable housing provision;
- Employment levels;
- Community wellbeing;
- Index of local deprivation;
- Road traffic growth levels;
- Areas at highest risk of flooding;
- Air and water quality;
- Domestic waste;
- Development on previously developed land; and
- Water and energy use.

When the Core Strategy is adopted, it will be accompanied by a Post Adoption Statement which will explain how the sustainability appraisal and consultation have influenced the final document.

**APPENDICES**

**Appendix A**

**Relevant Core Strategy Policies**

## Original Policy CP2 - The Scale and Distribution of Housing

- A Provision will be made for the delivery of 440 dwellings per annum and associated infrastructure in the period up to 2026. After taking account of current commitments, housing land allocations will be required to provide for a target of 4864 dwellings between 2010 and 2026, distributed as follows:

Settlement / Settlement Group	Total Minimum Requirement 2010 – 2026	Indicative Total Annual Delivery Target	Contribution from Existing Commitments at 31.3.10*	Requirement from New Allocations
<b>Selby**</b>	3576	223	1240	2336
<b>Sherburn-in-Elmet</b>	650	41	152	498
<b>Tadcaster</b>	650	41	193	457
<b>Designated Service Villages</b>	1929	120	356	1573
<b>Secondary Villages***</b>	235	15	235	0
<b>Totals</b>	<b>****7040</b>	<b>440</b>	<b>2176</b>	<b>4864</b>
<p>* Commitments have been reduced by 10% to allow for non-delivery.  ** Corresponds with the Contiguous Selby Urban Area and does not include the adjacent villages of Barlby, Osgodby, Brayton and Thorpe Willoughby.  *** Contribution from existing commitments only.  **** Target Land Supply Provision (440 dwellings per annum x 16 years)</p>				

- B: In order to accommodate the scale of growth required at Selby 1,000 dwellings and 23 ha of employment land will be delivered through an urban extension to the east of the town, in the period up to 2026, in accordance with Policy CP2A. Smaller scale sites within and/or adjacent to the boundary of the Contiguous Urban Area of Selby to accommodate a further 1,350 dwellings will be identified through a Site Allocations DPD.
- C: Options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered in a Site Allocations DPD.
- D: Allocations will be sought in the most sustainable villages (Designated Service Villages) where local need is established through a Strategic Housing Market Assessment and/or other local information. Specific sites will be identified through a Site Allocations DPD.

## Revised Policy CP2 - The Scale and Distribution of Housing

A: Provision will be made for the delivery of 450 dwellings per annum and associated infrastructure in the period up to March 2027 phased as follows

2011/12 – 2016/17 400 dpa

2017/18 – 2021/22 460 dpa

2022/23 – 2026/27 500 dpa

B. After taking account of current commitments, housing land allocations will be required to provide for a target of 5340 dwellings between 2011 and 2027, distributed as follows:

(Rounded Figures)	%	Minimum require't 16 yrs total 2011-2027	dpa	Existing PPs 31.03.11*	New Allocations needed (dw)	% of new allocations
Selby**	51	3700	230	1150	2500	47
Sherburn	11	790	50	70	700	13
Tadcaster	7	500	30	140	360	7
Designated Service Villages	29	2000	130	290	1780	33
Secondary Villages***	2	170	10	170	-	-
<b>Total</b>	<b>100</b>	<b>7200****</b>	<b>450</b>	<b>1820</b>	<b>5340</b>	<b>100</b>

\* Commitments have been reduced by 10% to allow for non-delivery.

\*\* Corresponds with the Contiguous Selby Urban Area and does not include the adjacent villages of Barlby, Osgodby, Brayton and Thorpe Willoughby.

\*\*\* Contribution from existing commitments only.

\*\*\*\* Target Land Supply Provision (450 dwellings per annum x 16 years)

C. In order to accommodate the scale of growth required at Selby 1000 dwellings will be delivered through a mixed use urban extension to the east of the town, in the period up to 2027, in accordance with Policy CP2A. Smaller scale sites within and/or adjacent to the boundary of the Contiguous Urban Area of Selby to accommodate a further 1500 dwellings will be identified through a Site Allocations DPD.

D. Options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered in Site Allocations DPD.

- E. Allocations will be sought in the most sustainable villages (Designated Service Villages) where local need is established through a Strategic Housing Market Assessment and/or other local information. Specific sites will be identified through Site Allocations DPD.



### **Original Policy CP3 - Managing Housing Land Supply**

- A: The Council will aim to encourage the annual provision of housing broadly in line with the housing trajectory. In pursuit of this aim the Council will monitor the delivery of housing across the District to identify land supply issues, which are causing, or may result in, significant over-delivery or under-delivery performance which threatens the achievement of the objectives of the Core Strategy.

The following 'trigger points' will be used to identify when remedial action may be needed. Should the delivery performance over any continuous 3 year period:

- a) Fall short of that expected in the trajectory, or
- b) Be 20% or more of that expected in the trajectory

The underlying causes will be investigated with a view to instigating appropriate remedial action, where necessary.

- B. In the event of a shortfall in the District Five Year Land Supply being identified, or anticipated, further sites will be brought forward to meet identified potential shortfalls in delivery across the District through a Supplementary Planning Document. Sites will be sourced from a Site Allocations DPD.

Prior to the Site Allocations DPD being adopted, the pool of unimplemented Phase 2 allocations in the Selby District Local Plan (Policies H2A / H2) will provide the source from which appropriate sites will be drawn. Those sites in greatest conformity with the Core Strategy will be released first.

- C. In the event of a shortfall in the cumulative target for the provision of housing on previously developed land being identified, or anticipated, the Council will take remedial action wherever opportunities can be identified to do so.

### **Amended Policy CP3 - Managing Housing Land Supply**

- A: The Council will ensure the provision of housing is broadly in line with the annual housing target and distribution under Policy CP2 by:
1. monitoring the delivery of housing across the District
  2. identifying land supply issues which are causing or which may result in significant under-delivery of performance and/or which threaten the achievement of the Vision, Aims and Objectives of the Core Strategy
  3. investigating necessary remedial action to tackle under-performance of housing delivery.
- B Under-performance is defined as:
1. Delivery which falls short of the quantum expected in the annual target over a continuous 3 year period; or
  2. Delivery which does not accord with the distribution specified in Policy CP2 with particular emphasis on delivery in the Principal Town and Local Service Centres over a continuous 3 year period; or
  3. Situations in which the housing land supply is less than the required Supply Period as defined by latest Government policy.
- C: Remedial action is defined as investigating the underlying causes and identifying options to facilitate delivery of allocated sites in the Site Allocations DPD by (but not limited to):
1. arbitration, negotiation and facilitation between key players in the development industry; or
  2. facilitating land assembly by assisting the finding of alternative sites for existing users; or
  3. identifying possible methods of establishing funding to facilitate development; or
  4. identifying opportunities for the use of statutory powers such as Compulsory Purchase Orders
- D: In advance of the SADPD being adopted, those allocated sites identified in saved Policy H2 of the Selby District Local Plan will contribute to housing land supply.

### **New Policy - Policy CPXX Green Belt**

- A: Those areas covered by Green Belt are defined on the Proposals Map.
- B: In accordance with higher order policies, within the defined Green Belt planning permission will not be granted for inappropriate development unless the applicant has demonstrated very special circumstances to justify why permission should be granted.
- C: Within Major Developed Sites in the Green Belt (as defined on the Proposals Map), some limited infilling and/or, redevelopment to support economic development of existing uses will be permitted in line with higher order policies.
- D: To ensure the Green Belt boundaries endure in the long term, a review of the Green Belt will be undertaken through a lower order DPD. The purposes of the review will be to:
1. address anomalies
  2. review washed over villages
  3. establish boundaries along strong physical features
  4. ensure that there is sufficient land available to meet development requirements throughout the Plan period for allocations, and the need for growth beyond the Plan period by identifying Safeguarded Land.
- E: Under Criterion D4 (above), land may be taken out of the Green Belt only in exceptional circumstances, where
1. there is an over-riding need to deliver the Vision, Aims and Objectives of the Core Strategy by accommodating the housing development identified in the established settlement hierarchy as set out in CP2, and/or employment development identified in CP9, and
  2. where such need cannot be met on non-Green Belt land, or where Green Belt land offers a significantly more sustainable option overall.
- F. Any sites considered for removal from the Green Belt under Criterion D4 (above) will be subject to a sustainability appraisal and assessed for their impact upon the following issues (non-exhaustive):
- any other relevant policy/strategy; and
  - flood risk; and
  - nature conservation; and
  - impact upon heritage assets; and
  - impact upon landscape character; and
  - appropriate access to services and facilities; and
  - appropriate access to public transport.

**Appendix B**

**Options Appraisals**

## Selby Core Strategy – SA of Further Options Relating to Policy CP2 and Site Allocations at Tadcaster

### The broad Options include:

- No fundamental change to the overall spatial strategy.
- The overall housing figure is now 450 pa not 440 dpa.
- The existing hierarchy of settlements remains the same.
- Although the general split between the levels of the settlement hierarchy broadly remain the same, the exact split of housing between Sherburn and Tadcaster has changed from 9% in each, to 11% in Sherburn and 7% in Tadcaster to more closely reflect affordable housing need in the Strategic Housing Market Assessment.

Within these broad options a number of sub-options have been considered, as follows:

#### Option 1a

- No change to distribution between settlement hierarchy.
- Keep figures as proposed.
- Identify alternative sites on non-Green belt land at Tadcaster which are available and deliverable in the plan period.

#### Option 1b

- No change to distribution.
- Keep figures as proposed.
- No change to the current site allocations at Tadcaster but work positively with landowners to bring land forward, or consider alternative action such as CPO.

#### Option 1c

- No change to distribution.
- Keep figures as proposed.
- Identify alternative sites on green-belt land at Tadcaster, which would require alteration to the green belt.

#### Option 2

- Reduce numbers at Tadcaster and increase housing figures at Selby.

#### Option 3

- Reduce numbers at Tadcaster and share the increase between Selby and Sherburn-in-Elmet.

#### Option 4

- Reduce numbers at Tadcaster and increase figures at Sherburn-in-Elmet.

#### Option 5

- Reduce numbers at Tadcaster and increase figures for the three settlements closest to Selby town (Barlby/Osgodby, Brayton and Thorpe Willoughby).

#### Option 6

- Reduce numbers at Tadcaster and increase figures in the Designated Service Villages.

A comparative sustainability appraisal has been undertaken of these options, as presented in the following table.

Sustainability Objectives	Option 1A	Option 1B	Option 1C	Option 2	Option 3	Option 4	Option 5	Option 6					
Employment opportunities (SA1)	-	-	-	-	-	-	-	-					
	The options relate to the distribution of additional housing within the Local Service Centres and are anticipated to have a neutral effect on employment opportunities.			The options relate to the distribution of additional housing within the District and are anticipated to have a neutral effect on employment opportunities.									
Conditions which enable economic growth (SA2)	-	-	-	-	-	-	-	-					
	The options relate to the distribution of additional housing within the Local Service Centres and are anticipated to have a neutral effect on economic growth.			The options relate to the distribution of additional housing within District and are anticipated to have a neutral effect on economic growth.									
Education and training opportunities (SA3)	?/x	-/x	?/x	?/x	?/x	?/x	?/x	?/x					
	<p>SDC have reported that there is no existing primary school capacity and the high school in the area can only accommodate an additional 200 households, which is less than the 504 being allocated in Tadcaster. To mitigate against this, SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC.</p> <p>It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at Tadcaster is therefore uncertain.</p> <p>It is likely that the amount of any developer contributions available or which can reasonably be sought will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.</p>			<p>The Infrastructure Delivery Plan, September 2011 has identified that additional school capacity will be required at Selby in some form. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC.</p> <p>It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at Selby is therefore uncertain.</p> <p>It is likely that the amount of any developer contributions available or which can reasonably be sought will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for</p>		<p>The Infrastructure Delivery Plan, September 2011 has identified that additional school capacity will be required at Selby in some form. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC.</p> <p>At Sherburn-in-Elmet there is capacity to accommodate the demand from 40 additional dwellings within the existing primary schools and 1,800 dwellings within the catchment of the secondary schools. Development beyond this will require extensions. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC.</p> <p>At Sherburn-in-Elmet there is capacity to accommodate the demand from 40 additional dwellings within the existing primary schools and 1,800 dwellings within the catchment of the secondary schools. Development beyond this will require extensions. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC.</p> <p>It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at Selby is therefore uncertain.</p> <p>It is likely that the amount of any developer contributions available or which can reasonably be sought will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for</p>		<p>At Sherburn-in-Elmet there is capacity to accommodate the demand from 40 additional dwellings within the existing primary schools and 1,800 dwellings within the catchment of the secondary schools. Development beyond this will require extensions. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC.</p> <p>It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at Barby/Osgodby, Brayton and Thorpe Willoughby is therefore uncertain.</p> <p>It is likely that the amount of any developer contributions available or which can reasonably be sought will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by</p>		<p>With the exception of Thorpe Willoughby the existing allocations to these settlements already exceed the available capacity at the nearest schools. To mitigate against this, SDC have identified potential new school sites/or extensions to existing schools in the area.</p> <p>It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any additional new housing at the Designated Service Villages is therefore uncertain.</p> <p>It is likely that the amount of any developer contributions available or which can reasonably be sought will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by</p>		<p>Spare capacities of schools vary across the Designated Service Villages, however many villages do not have any spare capacity.</p> <p>It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any additional new housing at the Designated Service Villages is therefore uncertain.</p> <p>It is likely that the amount of any developer contributions available or which can reasonably be sought will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by</p>	

Sustainability Objectives	Option 1A	Option 1B	Option 1C	Option 2	Option 3	Option 4	Option 5	Option 6
				additional school places.	would help to ensure that educational facilities would not be adversely impacted upon by any new housing at Selby and Sherburn-in-Elmet is therefore uncertain. It is likely that the amount of any developer contributions available or which can reasonably be sought will not be sufficient to deliver the necessary expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.	expansion in local schools capacity and as such North Yorkshire County Council would need to supplement this by prioritising capital for additional school places.	prioritising capital for additional school places.	
Conditions to engender good health (SA4)	?/x	?/-	?/x	?/x	?/x	?/x	?/x	?/x
	Information regarding the capacity of health services is currently unknown. It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that healthy facilities would not be adversely impacted upon by any new housing at Tadcaster is therefore uncertain.	Information regarding the capacity of health services is currently unknown. As most of the sites are allocated for 25 or more houses they are likely to trigger the threshold of 25 dwellings or more within the adopted Developer Contributions SPD which would help to ensure that healthcare facilities would not be adversely impacted upon by any new housing development.	Information regarding the capacity of health services is currently unknown. It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that healthy facilities would not be adversely impacted upon by any new housing at Tadcaster is therefore uncertain.	The Infrastructure Delivery Plan, 2011 has recognised that additional GP surgery capacity is required in Selby, with the three existing surgeries requiring either an extension or additional provision. Information regarding the capacity of other health services is currently unknown. It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that healthy facilities would not be adversely impacted upon by any additional housing allocation at Selby is therefore uncertain.	The Infrastructure Delivery Plan, 2011 has recognised that additional GP surgery capacity is required in Selby, with the three existing surgeries requiring either an extension or additional provision. Information regarding the capacity of health services at Sherburn-in-Elmet is currently unknown. It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that healthy facilities would not be adversely impacted upon by any additional housing allocation at Selby and Sherburn-in-Elmet is therefore uncertain.	Information regarding the capacity of health services at Sherburn-in-Elmet is currently unknown. It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 25 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that healthy facilities would not be adversely impacted upon by any additional housing allocation at Sherburn-in-Elmet is therefore uncertain.	Information regarding the capacity of health services at Barby/Osgodby, Brayton and Thorpe Willoughby is currently unknown. It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that healthy facilities would not be adversely impacted upon by any additional housing allocation at Barby/Osgodby, Brayton and Thorpe Willoughby is therefore uncertain.	Information regarding the capacity of health services at the Designated Service Villages is mainly unknown. It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD. The extent to which developer contributions would help to ensure that healthy facilities would not be adversely impacted upon by any additional housing allocation at the Designated Service Villages is therefore uncertain.

Sustainability Objectives	Option 1A	Option 1B	Option 1C	Option 2	Option 3	Option 4	Option 5	Option 6
Safety and security – people & property (SA5)	-	-	-	-	-	-	-	-
	The options relate to the distribution of additional housing within the Local Service Centres and are anticipated to have a neutral effect on safety and security.			The options relate to the distribution of additional housing within the District and are anticipated to have a neutral effect on safety and security.				
Vibrant communities to participate in decision making (SA6)	-	-	-	-	-	-	-	-
	The options relate to the distribution of additional housing within the Local Service Centres and are anticipated to have an overall neutral effect on community involvement.			The options relate to the distribution of additional housing within the District and are anticipated to have an overall neutral effect on community involvement.				
Accessibility to culture, leisure and recreation (CLR) activities (SA7)	?/ ✓	-/ ✓	?/ ✓	?/ ✓	?/ ✓	?/ ✓	?/ ✓	?/-
	<p>There are several CLR facilities in Tadcaster which can be accessed by public transport. However, it is not known whether new allocations would enable easy access to these CLR facilities by modes other than the car and therefore the increase in non-car based access to CLR activities is uncertain.</p> <p>It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>	<p>There are several CLR facilities in Tadcaster which can be accessed by public transport. However, some of the allocated sites are not that close to these existing facilities and therefore the increase in non-car based access to CLR activities may be limited.</p> <p>Due to the scale of the allocated sites there is limited potential to address the shortfall of recreational open space in the district through on site provision. As the sites are likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>	<p>There are several CLR facilities in Tadcaster which can be accessed by public transport. However, it is not known whether new allocations would enable easy access to these CLR facilities by modes other than the car and therefore the increase in non-car based access to CLR activities is uncertain.</p> <p>It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>	<p>As a principle town Selby is likely to be able to offer a wide range of CLR facilities in close proximity to any additional site allocations. Therefore, additional allocations are likely to increase non-car based access to CLR activities.</p> <p>It is not known what size additional site allocations will be, and consequently whether or not allocations to these sites would be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>	<p>As a principle town Selby is likely to be able to offer a wide range of CLR facilities in close proximity to any additional site allocations. There are several CLR facilities in Sherburn-in-Elmet and additional CLR facilities are easily accessible via public transport in Selby. Therefore, additional allocations to Selby and Sherburn-in-Elmet are likely to increase non-car based access to CLR activities.</p> <p>It is not known what size additional site allocations will be, and consequently whether or not allocations to these sites would be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>	<p>There are several CLR facilities in Sherburn-in-Elmet and additional CLR facilities are easily accessible via public transport in Selby. Therefore, additional allocations to Selby and Sherburn-in-Elmet are likely to increase non-car based access to CLR activities.</p> <p>It is not known what size additional site allocations will be, and consequently whether or not allocations to these sites would be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>	<p>Barby/Osgodby, Brayton and Thorpe Willoughby have a good selection of CLR facilities and additional CLR facilities in Selby are accessible via public transport and cycle routes. Therefore, additional allocation to these settlements may increase non-car based access to CLR facilities.</p> <p>It is not known what size additional site allocations will be, and consequently whether or not allocations to these sites would be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>	<p>The Designated Service Villages have a varied provision of CLR facilities, and depending on the location of the village other CLR facilities in the District may or may not be easily accessible by public transport. Therefore, additional allocation to these settlements may not increase non-car based access to CLR facilities as much as other Options.</p> <p>It is not known what size additional site allocations will be, and consequently whether or not allocations to these sites would be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
Quality housing available to all (SA8)	✓	✓	✓	✓	✓	✓	✓	✓
	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market Assessment (SHMA).	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market	Suitable housing will be provided in accordance with the results of the Selby District Strategic Housing Market



Sustainability Objectives	Option 1A	Option 1B	Option 1C	Option 2	Option 3	Option 4	Option 5	Option 6
	<p>Assessment (SHMA). It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above 5 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore a proportion of dwellings on each site would be allocated as affordable, as per Core Strategy policy CP5.</p> <p>The Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>	<p>The site allocations all exceed five dwellings, thus in agreement with Core Strategy policy CP5 a suitable proportion of dwellings will be allocated as affordable.</p> <p>The Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>	<p>Assessment (SHMA). It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above 5 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore a proportion of dwellings on each site would be allocated as affordable, as per Core Strategy policy CP5.</p> <p>The Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>	<p>Assessment (SHMA). It is not known what size additional sites at Selby will be, and consequently whether or not allocations to these sites would be above 5 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore a proportion of dwellings on each site would be allocated as affordable, as per Core Strategy policy CP5.</p> <p>The Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>	<p>Assessment (SHMA). It is not known what size alternative sites at Selby and Sherburn-in-Elmet will be, and consequently whether or not allocations to these sites would be above 5 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore a proportion of dwellings on each site would be allocated as affordable, as per Core Strategy policy CP5.</p> <p>The Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>	<p>Assessment (SHMA). It is not known what size alternative sites at Sherburn-in-Elmet will be, and consequently whether or not allocations to these sites would be above 5 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore a proportion of dwellings on each site would be allocated as affordable, as per Core Strategy policy CP5.</p> <p>The Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>	<p>Assessment (SHMA). It is not known what size alternative sites at Barlby/Osgodby, Brayton and Thorpe Willoughby will be, and consequently whether or not allocations to these sites would be above 5 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore a proportion of dwellings on each site would be allocated as affordable, as per Core Strategy policy CP5.</p> <p>The Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>	<p>Assessment (SHMA). It is not known what size alternative sites at the Designated Service Villages will be, and consequently whether or not allocations to these sites would be above 5 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold and therefore a proportion of dwellings on each site would be allocated as affordable, as per Core Strategy policy CP5.</p> <p>The Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
Local needs met locally (SA9)	-	-	-	-	-	-	-	-
	<p>It is not known where the alternative sites would be located, and if they are on the edge of the settlement there is a risk that new development may feel isolated from the rest of the settlement and will be unlikely to support the vibrancy of Tadcaster. However, if the sites are suitably integrated, the allocations are likely to support the vibrancy of Tadcaster.</p>	<p>Some of the residential allocations are on the edge of the settlement, and therefore there is a risk that new development may feel isolated from the rest of the settlement and will be unlikely to support the vibrancy of Tadcaster. However, if the sites are suitably integrated, the allocations are likely to support the vibrancy of Tadcaster.</p>	<p>Allocations to the green belt are likely to be on the edge of the settlement, and therefore there is a risk that new development may feel isolated from the rest of the settlement and will be unlikely to support the vibrancy of Tadcaster. However, if the sites are suitably integrated, the allocations are likely to support the vibrancy of Tadcaster.</p>	<p>It is not known where the additional site allocations at Selby would be located, and if they are on the edge of the settlement there is a risk that new development may feel isolated from the rest of the settlement and will be unlikely to support the vibrancy of Selby. However, if the sites are suitably integrated, the allocations are likely to support the vibrancy of Selby.</p>	<p>It is not known where the additional site allocations at Selby and Sherburn-in-Elmet would be located, and if they are on the edge of the settlements there is a risk that new development may feel isolated from the rest of the settlement and will be unlikely to support the vibrancy of these settlements. However, if the sites are suitably integrated, the allocations are likely to support the vibrancy of Selby at Sherburn-in-Elmet.</p>	<p>It is not known where the additional site allocations at Sherburn-in-Elmet would be located, and if they are on the edge of the settlements there is a risk that new development may feel isolated from the rest of the settlement and will be unlikely to support the vibrancy of this settlement. However, if the sites are suitably integrated, the allocations are likely to support the vibrancy of Sherburn-in-Elmet.</p>	<p>It is not known where the additional site allocations at Barlby/Osgodby, Brayton and Thorpe Willoughby would be located, and if they are on the edge of the settlements there is a risk that new development may feel isolated from the rest of the settlement and will be unlikely to support the vibrancy of this settlement. However, if the sites are suitably integrated, the allocations are likely to support the vibrancy of these settlements.</p>	<p>It is not known where the additional site allocations at the Designated Service Villages would be located, and if they are on the edge of the settlements there is a risk that new development may feel isolated from the rest of the settlement and will be unlikely to support the vibrancy of this settlement. However, if the sites are suitably integrated, the allocations are likely to support the vibrancy of these settlements.</p>
Transport and access (SA10)	-	-	-/x	-	-	-	-	x
	<p>Tadcaster has good local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and education, and to access services and facilities. Any development should contribute towards improving pedestrian and cycling</p>			<p>Selby has good local employment opportunities and facilities, and public transport links are generally good. As a</p>	<p>Selby and Sherburn-in-Elmet have good local employment opportunities and facilities, and public transport links are</p>	<p>Sherburn-in-Elmet has good local employment opportunities and facilities, and public transport links are generally good. As a</p>	<p>Barlby/Osgodby, Brayton and Thorpe Willoughby have good local services but limited local employment</p>	<p>The Designated Service Villages generally have good local services but limited local employment</p>

Sustainability Objectives	Option 1A	Option 1B	Option 1C	Option 2	Option 3	Option 4	Option 5	Option 6
	<p>facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>It is not known where the alternative sites would be located, however by not allocating in the green belt the sites are likely to be nearer the centre of the settlement where access to existing public transport facilities is better.</p> <p>Due to the likely scale of the allocations, they could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services.</p>	<p>Due to the scale of the allocations, they could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services.</p>	<p>It is not known where the alternative sites would be located, however allocations to the green belt are likely to be on the edge of the settlement and therefore may not be as well served by existing public transport infrastructure. However, this should be weighed up against SDCs overall objective to target Development to the more sustainable settlements such as Tadcaster, which itself would reduce the need to travel.</p> <p>Due to the likely scale of the allocations, they could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services.</p>	<p>result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and is adequately facilitated by the existing public transport facilities. However, residents may still need to travel by car to places of employment and education, and to access services and facilities.</p> <p>It is not known where the additional site allocations would be located at Selby. Due to the likely scale of the allocations to Selby, they could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services.</p> <p>Any development should contribute towards improving pedestrian and cycling facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>	<p>generally good. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and education, and to access services and facilities.</p> <p>It is not known where the additional site allocations would be located at Selby and Sherburn-in-Elmet. Due to the likely scale of the allocations, they could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services.</p> <p>Any development should contribute towards improving pedestrian and cycling facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>	<p>result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and education, and to access services and facilities.</p> <p>It is not known where the additional site allocations would be located at Sherburn-in-Elmet. Due to the likely scale of the allocations, they could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services.</p> <p>Any development should contribute towards improving pedestrian and cycling facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>	<p>opportunities. As a result, the need for commuting to neighbouring settlements or out commuting is moderate for employment opportunities, but low for services. This is partially facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and education, and to access services and facilities. Any development should contribute towards improving pedestrian and cycling facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>It is not known where the additional site allocations would be located. Due to the likely scale of the allocations, they could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services.</p>	<p>opportunities. Access by public transport to employment opportunities elsewhere varies between villages with some villages not being particularly well served.</p> <p>Smaller scale additional allocations across the Designated Service Villages are unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services.</p> <p>As such, it is anticipated that residents may still need to travel by car to places of employment and to access other services.</p> <p>Any development should contribute towards improving pedestrian and cycling facilities. Any development should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
Built environment & land-use (SA11)	-/✓	-/✓	-/x	-/✓	-/✓	-/✓	-/✓	-/x
	Tadcaster offers access to adequate local services and therefore allocations in Tadcaster have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.			Selby and Sherburn-in-Elmet offer access to adequate local services and therefore additional allocations in either settlement have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.			Barby/Osgodby, Brayton and Thorpe Willoughby offer access to adequate local services and therefore additional allocations in these settlements have the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. The extent to which this	Not all Designated Service Villages are able to offer access to adequate local services and therefore additional allocations in these settlements may not promote the development of communities with accessible services, employment, shops and leisure facilities.
	Allocations outside of the green belt are more likely to comprise brownfield sites, but may still comprise of greenfield land which is in agricultural use. The extent to which this option is encouraging development on	The allocated sites mainly comprise of Greenfield land, with a small amount of previously developed land. Most land is used for agricultural use. Therefore the allocations would not really be encouraging	Allocations in the greenbelt are likely to comprise of greenfield land which may be in use as agricultural land. Therefore this option would not be encouraging development on brownfield sites.	The extent to which this option is encouraging development on brownfield sites is uncertain until the location of allocations is known. However because of Selby's status as a Principal Town it is viewed as a	The extent to which this option is encouraging development on brownfield sites is uncertain until the location of allocations is known. However because of Selby's status as a Principal Town and Sherburn-in-	The extent to which this option is encouraging development on brownfield sites is uncertain until the location of allocations is known. However because of Sherburn-in-Elmet's status as a Local Service Centre it		

Sustainability Objectives	Option 1A	Option 1B	Option 1C	Option 2	Option 3	Option 4	Option 5	Option 6
	<p>brownfield sites is uncertain until the location of allocations is known. However because of Tadcaster's status as a Local Service Centre it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>	<p>development on brownfield sites. However because of Tadcaster's status as a Service Centre it is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>	<p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>	<p>suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>	<p>Elmet's status as a Local Service Centre they are viewed as suitable settlements in the Core Strategy for limited Greenfield development.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>	<p>is viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>	<p>option is encouraging development on brownfield sites is uncertain until the location of allocations is known. However because of Barby/Osgodby, Brayton and Thorpe Willoughby's status Designated Service Villages they are viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>	<p>The extent to which this option is encouraging development on brownfield sites is uncertain until the location of allocations is known. However Designated Service Villages are viewed as a suitable settlement in the Core Strategy for limited Greenfield development.</p> <p>The Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
Historic built environment (SA12)	?	-	?	?	?	?	?	?
	<p>The Castle Hill "motte and bailey" castle is a Schedule Monument and is located to the north of the town centre, in the green belt, Tadcaster Conservation Area is located in the centre of Tadcaster.</p> <p>It is not known where the alternative sites would be located and whether they would be located in close proximity to any features of heritage value. Any development close to features of heritage value would need to take into consideration these features so they can minimise adverse impacts on these features and their setting.</p>	<p>The Tadcaster Conservation Area is located in close proximity to two of the site allocations, and one allocation is close to Listed Buildings. Therefore, any development on these sites would need to take into consideration these sites so they can minimise adverse impacts on these features and their setting.</p>	<p>It is not known where the alternative sites would be located and whether they would be located in close proximity to any features of heritage value. Any development close to features of heritage value would need to take into consideration these features so they can minimise adverse impacts on these features and their setting.</p>	<p>Selby has many features of heritage value, including four conservation areas and a scheduled ancient monument, as well as various listed buildings such as Selby Abbey. It is not known where the additional site allocations would be located and whether they would be located in close proximity to any features of heritage value. Any development close to features of heritage value would need to take into consideration these features so they can minimise adverse impacts on these features and their setting.</p>	<p>Selby has many features of heritage value, including four conservation areas and a scheduled ancient monument, as well as various listed buildings such as Selby Abbey. Hall Garth Scheduled Monument is located on the western edge of Sherburn-in-Elmet but there are no Conservation Areas in this settlement. It is not known where the additional site allocations would be located and whether they would be located in close proximity to any features of heritage value. Any development close to features of heritage value would need to take into consideration these features so they can minimise adverse impacts on these features and their setting.</p>	<p>Hall Garth Scheduled Monument is located on the western edge of Sherburn-in-Elmet but there are no Conservation Areas in this settlement. It is not known where the additional site allocations would be located and whether they would be located in close proximity to any features of heritage value. Any development close to features of heritage value would need to take into consideration these features so they can minimise adverse impacts on these features and their setting.</p>	<p>There is a Conservation Area at Brayton and a Schedule Monument to the north east of Thorpe Willoughby. It is not known where the additional site allocations would be located and whether they would be located in close proximity to any features of heritage value. Any development close to features of heritage value would need to take into consideration these features so they can minimise adverse impacts on these features and their setting.</p>	<p>The Designated Service Villages have varied amount of heritage features such as Conservation Areas and listed Buildings. It is not known where the additional site allocations would be located and whether they would be located in close proximity to any features of heritage value. Any development close to features of heritage value would need to take into consideration these features so they can minimise adverse impacts on these features and their setting.</p>
Biodiversity (SA13)	?/✓	-/✓	?/x	?/✓	?/✓	?/✓	?/✓	?/✓
	Tadcaster Mere to the south-east of the town, between Tadcaster and the			Four sites around Selby	Four sites around Selby	There are two sites of	The three narrow	It is not known where

Sustainability Objectives	Option 1A	Option 1B	Option 1C	Option 2	Option 3	Option 4	Option 5	Option 6
	<p>village of Oxtan, is a designated Site of Special Scientific Interest (SSSI).</p> <p>There are several Sites of Importance for Nature Conservation in Tadcaster Parish including Castle Hill (2.75 ha of semi-improved neutral grassland adjacent to and on the western banks of the river Wharfe within the green belt), Brickyard Pond (2.25 ha of former brickyard ponds, now filled in and comprising a botanically diverse neutral grassland, situated to the rear of Wighill Lane on the northern edge of town), Willow Carr (12.36 ha of stream site habitat comprising marsh, willow carr, and deciduous woodland situated adjacent and to the south-east of the A64(T)/A163 junction).</p>							
	<p>It is not known where the alternative sites would be located however allocating sites outside the green belt should lessen the chance of sites being of high ecological value or being located in close proximity to the Locally Important Landscape Area or designated nature conservation sites such as Tadcaster Mere SSSI.</p> <p>However, Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>	<p>There is minimal potential for significant ecological value on the allocated sites as most sites are currently agricultural land.</p> <p>However, Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>	<p>It is not known where the alternative sites would be located however there is a greater chance of a site in the green belt being of higher ecological value or located in close proximity to the Locally Important Landscape Area.</p> <p>However, Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>	<p>town have been designated as Sites of Importance for Nature Conservation. Sturges Pond to the west of Bawtry Road; Rosscarrs Ponds, to the east of the sewage works; fields near Barlow Grange Farm, west of East Common Lane; and Staynor Wood, south-east of Staynor Hall. In addition, a small site known as Burr Close, between Selby and Wistow has been designated as a Site of Special Scientific Interest.</p> <p>It is not known where the alternative sites would be located however, Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>	<p>town have been designated as Sites of Importance for Nature Conservation. Sturges Pond to the west of Bawtry Road; Rosscarrs Ponds, to the east of the sewage works; fields near Barlow Grange Farm, west of East Common Lane; and Staynor Wood, south-east of Staynor Hall. In addition, a small site known as Burr Close, between Selby and Wistow has been designated as a Site of Special Scientific Interest.</p> <p>There are two sites of importance for nature conservation at Sherburn-in-Elmet. These comprise Sherburn Willows which is designated as a Site of Special Scientific Interest and the pasture opposite the Gypsum works which is a site of local importance for nature conservation.</p> <p>It is not known where the alternative sites would be located however, Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>	<p>importance for nature conservation at Sherburn-in-Elmet. These comprise Sherburn Willows which is designated as a Site of Special Scientific Interest and the pasture opposite the Gypsum works which is a site of local importance for nature conservation.</p> <p>It is not known where the alternative sites would be located however, Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>	<p>ponds, known as Barby Ings, located at the western edge of Barby, are acknowledged for their local conservation interest. Oakney Wood, lying north of Brayton Lane and east of the railway line at Brayton, is designated as a site of importance for nature conservation (SINC).</p> <p>It is not known where the alternative sites would be located however, Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>	<p>the alternative sites would be located however, Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>
Minimal pollution levels (SA14)	-	-	-	-	-	-	-	-
	The options relate to the distribution of additional housing within the Local Service Centres and are anticipated to have an overall neutral effect on pollution levels.			The options relate to the distribution of additional housing within the District and are anticipated to have an overall neutral effect on pollution levels.				

Sustainability Objectives	Option 1A	Option 1B	Option 1C	Option 2	Option 3	Option 4	Option 5	Option 6
Greenhouse gas & climate change (SA15)	-	-	-	-	-	-	-	?/x
	<p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m<sup>2</sup> of non residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies. It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above 10 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold.</p> <p>Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>	<p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m<sup>2</sup> of non residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies and all sites should meet this threshold. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>	<p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m<sup>2</sup> of non residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies. It is not known what size alternative sites will be, and consequently whether or not allocations to these sites would be above 10 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold.</p> <p>Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>	<p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m<sup>2</sup> of non residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies. It is not known what size additional site allocations will be, and consequently whether or not allocations to these sites would be above 10 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold.</p> <p>Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>	<p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m<sup>2</sup> of non residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies. It is not known what size additional site allocations will be, and consequently whether or not allocations to these sites would be above 10 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold.</p> <p>Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>	<p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m<sup>2</sup> of non residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies. It is not known what size additional site allocations will be, and consequently whether or not allocations to these sites would be above 10 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold.</p> <p>Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>	<p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m<sup>2</sup> of non residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies. It is not known what size additional site allocations will be, and consequently whether or not allocations to these sites would be above 10 dwellings. However, given the total number of houses required it is thought likely that most allocations would be above this threshold.</p> <p>Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>	<p>The Core Strategy requires that developments of 10 dwellings or more or 1,000m<sup>2</sup> of non residential floorspace provide 10% of their energy requirements from decentralised low and zero carbon technologies. It is not known what size additional site allocations will be, and consequently whether or not allocations to these sites would be above 10 dwellings. However, given the small size of some of the Designated Service Villages this Option is most likely to result in allocations of less than 10 dwellings. Due to the lack of public transport options in the some of the service villages increased allocations to the Service villages may increase greenhouse gas emissions from cars.</p> <p>Other Core Strategy policies, including CP12 require high standards of energy efficiency. If development follows these policy requirements it would minimise greenhouse gas emissions.</p>
Reduce risk of flooding (SA16)	?	✓	✓	x	x	?/✓	?/✓	?
	<p>The Strategic Flood Risk Assessment shows that the areas of Tadcaster adjacent to the river and a large area to the south east of the settlement are in the flood zone. The green belt largely falls outside of the flood zones.</p> <p>Although it is not known where any additional allocations would be located, locating them</p>	<p>The allocated sites are classified as being in Flood Zone 1 so are at minimal risk of flooding. Allocation to these sites would therefore direct development away from flood risk areas.</p>	<p>The Strategic Flood Risk Assessment shows that the green belt largely falls outside of the flood risk zones. Although it is not known where any additional allocations would be located, locating them in the green belt would divert development away from flood risk areas.</p>	<p>The majority of Selby falls within Flood Zones 2 and 3. The majority of the sites already allocated to Selby are located in Flood Zones 2 and 3, although some benefit from flood defences. Although it is not known where any additional allocations would be located, it is unlikely that there are sufficient suitable sites</p>	<p>The majority of the sites already allocated to Selby are located in Flood Zones 2 and 3, although some benefit from flood defences. Although it is not known where any additional allocations would be located, it is unlikely that there are sufficient suitable sites located outside of the flood zone.</p>	<p>Sherburn-in-Elmet predominantly falls within Flood Zone 1 with only a small area of land within the Development Limit boundary falling within Flood Zones 2 and 3. Although it is not known where any additional allocations would be located, it should be possible to locate most of them away from</p>	<p>The Strategic Flood Risk Assessment shows that the majority of Barby/Osgodby, Brayton and Thorpe Willoughby are located outside of the flood zone, but some areas are within zones 2 and 3 and the existing allocations to these settlements include a small amount of land in flood risk areas.</p>	<p>The flood risk varies between the Designated Service Villages. As it is not known where any additional allocations would be located, the extent to which this option would divert development away from flood risk areas. Is uncertain.</p>

Sustainability Objectives	Option 1A	Option 1B	Option 1C	Option 2	Option 3	Option 4	Option 5	Option 6
	outside of the green belt could result in allocations to land in the flood zone.			located outside of the flood zone. Additional allocations to Selby would therefore be unlikely to direct development away from flood risk areas.	Additional allocations to Selby would therefore be unlikely to direct development away from flood risk areas. Sherburn-in-Elmet predominantly falls within Flood Zone 1 with only a small area of land within the Development Limit boundary falling within Flood Zones 2 and 3. Although it is not known where any additional allocations would be located, it should be possible to locate most of them away from flood risk areas. Overall this option would only partially be locating development away from flood risk areas.	flood risk areas.	Although it is not known where any additional allocations would be located, it should be possible to locate most of them away from flood risk areas.	
Prudent use of resources (SA17)	?/-	-	?/x	?	?	?	?	?
	Allocations outside of the green belt are more likely to comprise brownfield sites, but may still comprise of greenfield land which is in agricultural use. The extent to which this option is encouraging development on brownfield sites and the protection of agricultural lane is uncertain until the location of allocations is known. Policy CP15 of the Core Strategy requires new development to minimise resource consumption.	The allocated sites are not within a Greenbelt, however most of the allocated sites are Greenfield or PDL, with the majority being agricultural land. This option does not particularly encourage development on brownfield sites or the protection of agricultural land. Policy CP15 of the Core Strategy requires new development to minimise resource consumption.	Allocations in the greenbelt are likely to comprise of greenfield land which may be in use as agricultural land. Therefore this option would not be encouraging development on brownfield sites and the protection of agricultural land. Policy CP15 of the Core Strategy requires new development to minimise resource consumption.	The extent to which this option is encouraging development on brownfield sites and the protection of agricultural lane is uncertain until the location of allocations is known. Policy CP15 of the Core Strategy requires new development to minimise resource consumption.	The extent to which this option is encouraging development on brownfield sites and the protection of agricultural lane is uncertain until the location of allocations is known. Policy CP15 of the Core Strategy requires new development to minimise resource consumption.	The extent to which this option is encouraging development on brownfield sites and the protection of agricultural lane is uncertain until the location of allocations is known. Policy CP15 of the Core Strategy requires new development to minimise resource consumption.	The extent to which this option is encouraging development on brownfield sites and the protection of agricultural lane is uncertain until the location of allocations is known. Policy CP15 of the Core Strategy requires new development to minimise resource consumption.	The extent to which this option is encouraging development on brownfield sites and the protection of agricultural lane is uncertain until the location of allocations is known. Policy CP15 of the Core Strategy requires new development to minimise resource consumption.

### Summary, Recommendations and Mitigation

Based on the above appraisal, Options 1c and 6 perform the worst against the SA Framework. Option 1c performs badly against biodiversity objectives and does not encourage the use of brownfield land. These options are less likely to encourage development in close proximity to existing public transport facilities and other services. However, when considering Option 1c it should be recognised that the aim of the policy option is to facilitate development at Tadcaster, which is considered to be a more sustainable settlement than other settlements such as the Designated Service Villages. Tadcaster also has less constraints than Selby town when it comes to flood risk. Option 1b performs very well, but it should also be recognised that as the site allocations for this Option are known there are less uncertainties for this Option, and this is reflected in the appraisal.

Uncertainties have arisen predominantly due to the current uncertainty as to the size and location of additional site allocations. Consequently it is not known whether the size of the allocations to any additional sites would trigger the need for Developer Contributions. It is recommended that, wherever possible, additional sites are allocated in the Site Allocations DPD above the thresholds for Developer contributions so as to minimise adverse effects on education and healthcare provision, green house gas emissions, and maximise benefits to affordable housing and CLR facilities.



As the location of any additional allocations are not currently known uncertainties exist regarding the effect on biodiversity, heritage, flood risk and the promotion of brownfield sites. Other Core Strategy Policies largely seek to mitigate against any potential adverse effects, however these issues should be considered in more detail as part of any additional work to the Site Allocations DPD. The Level 2 Strategic Flood Risk Assessment (SFRA) should inform the selection of any additional sites to avoid allocations to flood risk zones.

