

Initial Sustainability Appraisal Review

**SA OF THE OPTIONS FOR THE SELBY DISTRICT
CORE STRATEGY DEVELOPMENT PLAN
DOCUMENT**


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SELBY DISTRICT COUNCIL

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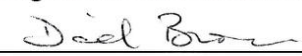
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OPTIONS FOR THE CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (DPD)

THE ROLE OF SELBY DISTRICT

Commuting

- Option C0 – No change to existing policy stance – Do not implement any measure to reduce commuting outside the District.
- Option C1 – Further growth in commuting from the District will be limited and if possible, reduced, by increasing the range and amount of employment opportunities available in the District, and limiting the amount of market housing developed in those areas most attractive to inter-District commuters.

SUSTAINABLE COMMUNITIES

Windfall sites

- Option W0 – No change to existing policy stance – permit windfall development on brownfield sites only.
- Option W1 – Permit windfall development of Greenfield sites as well as brownfield sites.
- Option W2 – Restriction on development within residential curtilages.

Housing density

- Option HD1 – Encourage higher housing densities throughout the District to achieve more efficient use of land, in line with PPG 3.
- Option HD2 – Apply higher housing density ranges in Selby, Sherburn-in-Elmet and Tadcaster, in line with draft PPS 3.

Affordable housing

- Option AH0 – No change to existing policy stance – Do not change affordable housing policy.
- Option AH1 – Adopt lower thresholds for affordable housing in smaller villages.
- Option AH2 – Identify 'exception' sites solely for affordable housing in smaller settlements.

Lifetime Homes

- Option LH1 – Require the provision of Lifetime Homes within new developments.

Local facilities

- Option LF0 – No change to existing policy stance - Housing developers expected to provide for, or contribute to, the provision of infrastructure and community facility needs that are directly related to a development, including local recreation open space, education, health and other facilities.

- Option LF1 – Expand the range of services and facilities that are improved by capturing a proportion of the increased land value arising from new development.

JOBS AND BUSINESS

Rural diversification

- Option RD0 – No change to existing policy stance – Redundant agricultural buildings may be re-used as long as this does not significantly alter the character of the building or of the local area.
- Option RD1 – Increase levels of commercial activity in rural communities.

Economic growth

- Option E1 – Capitalise on economic growth associated with the increase in knowledge-based and other service employment sectors which are currently centred on Leeds and York.

Land for employment

- Option EL1 – Provide a net addition of attractive and appropriate employment accommodation in accessible locations.
- Option EL2 – Adopt a flexible approach to employment land uses.
- Option EL3 – Designate and safeguard specific sites for specific uses.

ENVIRONMENT

Design

- Option D1 – All proposals for development to respect their surroundings and promote local distinctiveness.

Resource/ energy efficiency

- Option REF1 – Energy efficiency should form an integral part of design briefs and guides. Planning considerations include site layout, building design, use of materials, use of water and energy supply.
- Option REF2 – 10% of the energy required by large new residential, commercial or industrial developments to be generated by on-site renewable sources.

Flooding

- Option F1 – Development should be directed to areas with the lowest probability of flooding, regardless of other sustainability criteria.
- Option F2 – Other sustainability criteria to be given equal or greater weight than flooding, provided adequate mitigation measures are incorporated in the design and layout of new development to minimise the risk of flooding.

Rural development

- Option RDEV1 – Restrictive approach to development in the countryside.
- Option RDEV2 – Scope for small scale local needs housing and local employment/ services development in the countryside.

Green belt

- Option GB1 – Green belt boundaries will not be reviewed in the period covered by the Core Strategy unless exceptional local circumstances arise.

TRAVEL AND ACCESSIBILITY

Parking

- Option P0 – No change to existing policy stance – Long and short-stay parking provision to remain the same.
- Option P1 – Consistent approach to parking in town centres with implementation of the following:
 - Maximum parking standards in new developments;
 - The use of Controlled Parking Zones;
 - A reduction of on-street parking to maximise pedestrianisation with high quality walking and cycling networks and environmental improvements;
 - Park and ride facilities coupled with increased use of public transport;
 - Consideration of controlling private, non-residential parking by the introduction of parking levies;
 - Parking charges that are related to demand and to the strength of the local economy with differential pricing being used to discourage all day parking.
- Option P2 – Progressive change in the balance between long and short stay parking, with a review of the position in Tadcaster and Sherburn as to whether more emphasis needs to be applied to short term parking.

Public transport

- Option PT0 – No change to existing policy stance – Park and ride provision at rail stations to remain the same.
- Option PT1 – Provision of additional park and ride facilities at rail stations in line with schemes to promote public transport for commuters.

SPATIAL ALTERNATIVES

- Option SALT1 – Concentrate housing and employment growth in Selby Town and adjoining parishes, with more limited development in the Local Service Centres of Sherburn-in-Elmet and Tadcaster. Development in other settlements is to be strictly limited.
- Option SALT2 – Concentrate the highest proportion of growth in Selby, but with a larger proportion distributed between the Local Service Centres of Sherburn-in-Elmet and Tadcaster than in option SALT1. Development in other settlements to be strictly limited.
- Option SALT3 – Concentrate development in the three service centres of Selby, Sherburn-in-Elmet and Tadcaster, and in larger villages.
- Option SALT4 – Distribute new growth based on evidence of need as widely as possible throughout the District's settlements, proportionately to size.

SUSTAINABILITY APPRAISAL OF CORE STRATEGY DPD OPTIONS

In carrying out the appraisal of the options that have been extracted from Selby District Council's Core Strategy "Issues and Options Report" March 2006, a matrix has been used which examines the short, medium, and long-term effects of each option against the 17 Sustainability Objectives and the sub-objectives within each of these, which together comprise the SA Framework, presented below.

Key Objective / Sub-Objective	Indicators and (source)
ECONOMIC	
<p>1. Good quality employment opportunities available to all</p> <p>1.1 Will it provide employment opportunities that match and enhance the needs and skills of the local workforce?</p> <p>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?</p> <p>1.3 Will it promote or support equal employment opportunities?</p> <p>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)?</p> <p>1.5 Will it offer employment opportunities to disadvantaged groups (including people with mental health problems, disabilities and people from ethnic minority groups)?</p> <p>1.6 Will it ensure employment opportunities are accessible by public transport?</p>	<ul style="list-style-type: none"> ▪ The proportion of the working age population who are in employment (2) ▪ Average hourly earnings, (including overtime and premium pay), for full-time employees only (4) ▪ Numbers of people claiming unemployment benefit for more than a year, expressed as a proportion of total unemployment benefit claimants (1) ▪ Number of Income Support claimants (including partners and dependants) as a percentage of residents (1) ▪ Low pay (2) ▪ Work fatalities and injury rates; working days lost through illness (2) ▪ People in employment working long hours (2) ▪ Proportion of lone parents, long-term ill and disabled people who are economically active (2) ▪ Ethnic minority employment and unemployment (2) ▪ The percentage of the resident population who travel to work a) by private motor vehicle; b) by public transport; c) on foot or cycle (3)
<p>2. Conditions which enable business success, economic growth and investment</p> <p>2.1 Will it increase the amount of employment land in the District?</p> <p>2.2 Will it encourage rural diversification?</p> <p>2.3 Will it encourage diversification of traditional industries?</p> <p>2.4 Will it maximise local skills?</p> <p>2.5 Will it enable investment and business development?</p> <p>2.6 Will it enhance competitiveness through advice, and/or support?</p> <p>2.7 Will it set up and support local and regional supply chains?</p>	<ul style="list-style-type: none"> ▪ Net VAT registrations (new business start-ups net of closures) (2) ▪ Survival rates for VAT-registered businesses (4) ▪ Net changes in land use class A2 and B2 floorspaces (Selby District Council [SDC]) ▪ Labour productivity (2) ▪ The number of social and community enterprises (1)

Key Objective / Sub-Objective	Indicators and (source)
<p>2.8 Will it increase investment in plant, machinery and research and development (R&D)?</p> <p>2.9 Will it support community-based businesses and/or support local self-help schemes e.g. credit unions?</p> <p>2.10 Will it encourage the growth of the tourism sector, including green tourism businesses and initiatives?</p>	
SOCIAL	
<p>3. Education and training opportunities to build skills and capacities</p> <p>3.1 Will it ensure an adequate number of school places within the District?</p> <p>3.2 Will it promote lifelong learning and widening participation in lifelong learning activities?</p> <p>3.2 Will it provide appropriate on-the-job training?</p> <p>3.3 Will it improve levels of basic skills and/ or information/communication technology (ICT)?</p> <p>3.4 Will it support the voluntary sector and/ or promote volunteering?</p> <p>3.5 Will it ascertain skills/ skills training gaps and/ or promote specialised training for areas in transition?</p> <p>3.6 Will it build the confidence, self-esteem and capacity of individuals?</p> <p>3.7 Will it provide high quality vocational skills?</p>	<ul style="list-style-type: none"> ▪ Number of school places (SDC) ▪ Learning participation (2) ▪ Proportion of pupils aged 16 achieving 5 GCSEs at grades A*-C (or equivalent qualifications) (1) ▪ Adult literacy/ numeracy (2) ▪ The number of enrolments on all adult education courses provided and secured by SDC per 1,000 adult population (1) ▪ The proportion of working-age population qualified to a) NVQ2 or equivalent and; b) NVQ4 or equivalent (3)
<p>4. Conditions and services to engender good health</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"> ▪ Access to a GP (5) ▪ NHS hospital waiting lists (2) ▪ Diagnoses of cancer and circulatory disease and survival rates (National Health Service [NHS]), Respiratory illness (2) ▪ Expected years of healthy life (2) ▪ The percentage of households with one or more person with a limiting long-term illness (3) ▪ Health inequalities (2)
<p>5. Safety and security for people and property</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"> ▪ Crimes recorded by the police per 1,000 population according to: <ul style="list-style-type: none"> ○ Theft of or from motor vehicles ○ Burglary in dwellings ○ Violent crime (1) ▪ Sexual offences per 1,000 population (3) ▪ Percentage of respondents feeling unsafe or worried about crime by gender (1) ▪ The number of a) pedestrian and; b) cyclist road accident casualties per 100,000 population (3)

Key Objective / Sub-Objective	Indicators and (source)
<p>6. Vibrant communities to participate in decision-making</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"> ▪ Community well being (1) ▪ Percentage of all respondents who are actively involved with at least one local community or voluntary organisation (1) ▪ Voluntary activity (2) ▪ Percentage of respondents satisfied with their local area as a place to live (1) ▪ Index of local deprivation (2)
<p>7. Culture, leisure and recreation activities (CLR) available to all</p> <p>7.1 Will it increase provision of 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> <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>	<ul style="list-style-type: none"> ▪ Amount in hectares of recreation open space in the District, per 1,000 population (SDC) ▪ The percentage of the population within 20 minutes travel time (urban – walking, rural – by car) of different sports facility types (4) ▪ Leisure trips by mode of transport (2) ▪ Participation in sport and cultural activities (2) ▪ Access for disabled people (2) ▪ Improvements to Public Rights of Way (SDC) ▪ Lengths of new Public Rights of Way and cycleways (SDC) ▪ Linking of green corridor networks (SDC)
<p>8. Quality housing available to everyone</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>	<ul style="list-style-type: none"> ▪ Net change in housing provision in Selby, Tadcaster and Sherburn in Elmet (SDC) ▪ Affordable dwellings completed as a percentage of all new housing completions (3) ▪ Household overcrowding (5) ▪ House price to income ratio (3) ▪ Percentage of housing stock judged unfit to live in by tenure (privately rented, owner occupied, registered social landlords and local authority) (1)

Key Objective / Sub-Objective	Indicators and (source)
<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"> ▪ Homelessness acceptances in the most recent period 1 April to 31 March (1), Temporary accommodation/rough sleepers (2) ▪ Percentage of new homes built on previously developed land (including conversions) (1) ▪ Thermal efficiency of housing stock (2) ▪ Fuel poverty (2)
<p>9. Local needs met locally</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 city, 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"> ▪ Enquiries to business advice services (Business Link) ▪ 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) ▪ Access to services in rural areas (2) ▪ New retail floor space in town centres and out of town (2)
ENVIRONMENTAL	
<p>10. A transport network which maximises access whilst minimising detrimental impacts</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"> ▪ Density of development (SDC) ▪ Traffic congestion (2) ▪ Leisure trips by mode of transport (2) ▪ Percentage of children travelling to and from school by different modes (1) ▪ Passenger travel by mode (2) ▪ Average journey length by purpose (2) ▪ Traffic volumes or flows on different classes of road by vehicle type (1)

Key Objective / Sub-Objective	Indicators and (source)
<p>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</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"> ▪ New homes built on previously developed land (2) ▪ Vacant land and properties and derelict land (2) ▪ Percentage of development assessed under BREEAM (BRE) ▪ Number of people and properties affected by fluvial flood events (Environment Agency) ▪ New development in the flood zones (SDC) ▪ Number of developments incorporating Sustainable Urban Drainage Systems [SUDS] (SDC) ▪ Average journey length by purpose (2)
<p>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</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>	<ul style="list-style-type: none"> ▪ Number of Listed Buildings demolished (SDC) ▪ Number of Listed Buildings and the percentage at risk (SDC) ▪ Number of Scheduled Ancient Monuments (SDC) ▪ Number of registered Historic Parks and Gardens (SDC) ▪ Number and % Historic Parks and Gardens at risk (SDC) ▪ Percentage area of the District covered by Conservation Areas (SDC) ▪ Loss or damage to character or setting of a Registered Battlefield (SDC)

Key Objective / Sub-Objective	Indicators and (source)
12.8 Will it provide for increased access to, and understanding of, the historic environment?	
<p>13. A bio-diverse and attractive natural environment</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"> ▪ Extent and management of SSSIs (2) ▪ The percentage area of land designated as sites of special scientific interest (SSSI) within the District in favourable condition (3) ▪ Native species at risk (2) ▪ Biodiversity action plans (2) ▪ Net loss of soils to development (2) ▪ Landscape features - hedges, stone walls and ponds (2) ▪ Amount (percentage) of Greenfield and/ or greenbelt areas used for development (SDC) ▪ Amount (percentage) of degraded or unmanaged urban fringe land that is brought back into productive or recreational use (SDC) ▪ Area of woodland in the District (North and East Yorkshire Ecological Data Centre/ North Yorkshire County Council/ Forestry Commission) ▪ 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) ▪ Access to the countryside (1), Access to local green space (2)
<p>14. Minimal pollution levels</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> <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>	<ul style="list-style-type: none"> ▪ Number/ area of sites remediated following PPS23 and CLR11 ▪ Number of sites/ area of land affected by contamination brought back into use ▪ Average number of days when air pollution is moderate or higher for NO₂, SO₂, O₃, CO or PM₁₀ (1) ▪ Concentrations of selected air pollutants (2) ▪ Emissions of selected air pollutants (2) ▪ Ecological/ chemical status of water (Environment Agency) ▪ Dangerous substances in water (2) ▪ Percentage of length of rivers and canals falling into the good or fair quality grades of the Environment Agency Chemical and Biological GQA (1) ▪ Noise levels (2) ▪ Concentrations of persistent organic pollutants (2)

Key Objective / Sub-Objective	Indicators and (source)
14.10 Will it reduce the risk of pollution incidents and environmental accidents?	<ul style="list-style-type: none"> ▪ Number of pollution incidents in the District to water, air and land (Environment Agency)
<p>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</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"> ▪ Emissions of greenhouse gases (2) ▪ Carbon dioxide emissions by end user (2) ▪ Electricity from renewable sources (2) ▪ Depletion of fossil fuels (2) ▪ Energy efficiency of the economy (2) ▪ Energy use per household (2) (3) ▪ Frequency of fluvial flood events (Environment Agency/ SDC)
<p>16. Reduce the risk of flooding to people and property</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"> ▪ Number of developments approved/ allocated in Flood Zone 3 and of these, the number with flood protection/ drainage measures for the benefit of the wider community ▪ The number of properties in Flood Zone 3 with warning procedures in place ▪ The number of approved developments which incorporate Sustainable Urban Drainage Systems for surface water disposal
<p>17. Prudent and efficient use of resources</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 land in preference to Greenfield sites)?</p> <p>17.4 Will it increase prevention, re-use, recovery and recycling of waste?</p> <p>17.5 Will it increase awareness and provide information on resource efficiency and waste?</p> <p>17.6 Will it reduce use of non-renewable resources?</p> <p>17.7 Will it ensure that new development exists within the constraints of the District's water resource?</p>	<ul style="list-style-type: none"> ▪ Household water use and peak demand (2) ▪ Water leakage (2) ▪ Abstractions by purpose (2) ▪ Number of new abstractions required ▪ Number of developments using water-efficient technologies ▪ Household energy use (gas and electricity) per household (1) ▪ Household waste collected per person (kilograms) (1) ▪ Recycled household waste (including composting) expressed as a percentage of total tonnage of household waste arisings (1)

The following key indicates the symbology and abbreviations that have been used in the appraisal matrices.

Abbreviation	Description
Timescales	
S-T	Short-term (0 - 10 years of plan)
M-T	Medium term (10 – 20 years of plan)
L-T	Long-term (after life of plan)
Magnitude of Effect	
✓✓	Very sustainable
✓	Sustainable
-	Neutral
?	Uncertain
x	Unsustainable
xx	Very unsustainable

ISSUE 1: THE ROLE OF SELBY DISTRICT

Commuting: Option C0 No change to existing policy stance – Do not implement any measure to reduce commuting outside the District.				
	Nature of Effect			
SA Objective (Abridged)	ST	MT	LT	Commentary
ECONOMIC				
Employment opportunities (SA1)	xx	xx	xx	The option will have an adverse effect as it will not provide employment opportunities, encourage the development of economies, promote or support equal opportunities in employment, offer employment opportunities to disadvantaged groups or ensure employment opportunities are accessible via public transport.
Conditions which enable economic growth (SA2)	x	x	x	People travelling out of the District for employment will have an adverse economic effect through reducing the vitality of the District. This option would not increase the amount of employment land in the District.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to commuting. It is therefore anticipated to have a neutral effect on education and training.
Conditions to engender good health (SA4)	-	-	-	The option relates to commuting. It is therefore anticipated to have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to commuting. It is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to commuting. It is therefore anticipated to have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to commuting. It is therefore anticipated to have a neutral effect on culture, leisure and recreation.
Quality housing available to all (SA8)	-	-	-	This option relates to commuting and will have a neutral effect on the quality of housing in the District.
Local needs met locally (SA9)	x	x	x	The option will not support local and regional supply chains or the vibrancy of the District as it will not provide additional employment opportunities and will maintain the current situation of businesses and employees going outside the District.
ENVIRONMENTAL				
Transport and access (SA10)	x	x	x	The option will maintain the current need for people to travel out of the District for employment. It will not support less car use or improve access to opportunities for all groups. Resulting congestion in workplace areas is unlikely to make the transport environment attractive to non-car users.
Built environment & land-use (SA11)	-	-	-	The option will not promote the development of communities with accessible employment; however, the option is anticipated to have an overall neutral effect on built environment/ land-use.
Historic built environment (SA12)	-	-	-	The option is anticipated to have a neutral effect on the historic built environment of the District.
Biodiversity (SA13)	-	-	-	The option is anticipated to have a neutral effect on the biodiversity of the District.
Minimal pollution levels (SA14)	-	-	-	The option will have an overall neutral effect on minimising pollution. However, high levels of commuting out of the District will increase air pollution and may increase water pollution from road run-off.
Greenhouse gas & climate change (SA15)	x	x	x	The option will not reduce greenhouse emissions from transport as it will reinforce the need to travel longer distances.
Reduce risk of flooding (SA16)	-	-	-	This option relates to commuting and will have a neutral effect on flooding.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Prudent use of resources (SA17)	-	-	-	This option relates to commuting and will have an overall neutral effect on resource use. However, the option will not increase efficiency in raw material use and will not reduce the use of non-renewable resources.
Conclusions and Recommendations	The option will have an adverse effect on employment opportunities, economic growth, the meeting of local needs locally, on reducing the need to travel and on accessibility, and on reducing greenhouse gas emissions/ addressing climate change. This option is not sustainable.			

ISSUE 1: THE ROLE OF SELBY DISTRICT

Commuting: Option C1 – Further growth in commuting from the District will be limited and if possible, reduced, by increasing the range and amount of employment opportunities available in the District, and limiting the amount of market housing developed in those areas most attractive to inter-District commuters.				
	Nature of Effect			
SA Objective (Abridged)	ST	MT	LT	Commentary
ECONOMIC				
Employment opportunities (SA1)	✓✓	✓✓	✓✓	The option will provide employment opportunities for the local workforce, encourage the development of economies, promote/ support equal employment opportunities, and offer employment opportunities to disadvantaged groups. The option is likely to create employment opportunities which are accessible by public transport.
Conditions which enable economic growth (SA2)	✓✓	✓✓	✓✓	The option will increase the amount of employment land in the District, enable investment and business development, set up and support local and regional supply chains, and may encourage rural diversification, and the growth of the tourism sector.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to increasing employment and reducing housing in commuter areas. It is therefore anticipated to have a neutral effect on education and training.
Conditions to engender good health (SA4)	-	-	-	The option relates to increasing employment and reducing housing in commuter areas. It is therefore anticipated to have a neutral effect on health/ health services.
Safety & security - people & property (SA5)	-	-	-	The option relates to increasing employment and reducing housing in commuter areas. It is therefore anticipated to have an overall neutral effect on crime. However, reducing the need to commute and traffic congestion may reduce causes of accidents.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to increasing employment and reducing housing in commuter areas. It is therefore anticipated to have an overall neutral effect on communities. However, the option will build community capital and will improve and increase community facilities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to increasing employment and reducing housing in commuter areas. It is therefore anticipated to have an overall neutral effect on accessibility to culture, leisure and recreation facilities.
Quality housing available to all (SA8)	?	?	?	The effects of the option on housing are uncertain. Reducing the amount of market housing in commuter areas may have an adverse effect on local residents who do not commute outside of the District for work.
Local needs met locally (SA9)	✓	✓	✓	The option will support local and regional supply chains, provide employment opportunities locally, and support the vibrancy of city, town and village centres.
ENVIRONMENTAL				
Transport and access (SA10)	✓✓	✓✓	✓✓	The option will reduce the need to commute longer distances by increasing the range and amount of employment in the District. It will support less car use, improve access to opportunities for all groups, and make the transport environment more attractive to non-car users.
Built environment & land-use (SA11)	-	-	-	The option will have an overall neutral effect on built environment/ land-use. However, it will promote the development of communities with accessible employment.
Historic built environment (SA12)	-	-	-	The option relates to increasing employment and reducing market housing in commuter areas. It is therefore anticipated to have a neutral effect on the historic/ built environment.
Biodiversity (SA13)	-	-	-	The option relates to increasing employment and reducing market housing in commuter areas. It is therefore anticipated to have a neutral effect on biodiversity.
Minimal pollution levels (SA14)	✓	✓	✓	The option will reduce the need to commute longer distances and therefore the air and noise (and possibly water pollution from road run-off) pollution associated with the traffic congestion in workplace areas.
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option are uncertain. The option will reduce the need to commute longer distances and therefore, the greenhouse gas emissions from transport. However, providing for increased employment may increase greenhouse gas emissions from commercial and industrial sources, as well as the energy required for development

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Reduce risk of flooding (SA16)	-	-	-	The option relates to increasing employment and reducing market housing in commuter areas. It is therefore anticipated to have a neutral effect on flooding.
Prudent use of resources (SA17)	-	-	-	The option relates to increasing employment and reducing market housing in commuter areas. It is therefore anticipated to have a neutral effect on resource use.
Conclusions and Recommendations	<p>The option will have a beneficial effect on employment opportunities, economic growth, meeting local needs locally, transport and access and on minimising pollution. Uncertain effects have arisen for housing and greenhouse gas emissions/ climate change. The option is the more sustainable of the two commuting options.</p> <p>Subsequently produced Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) should provide further guidance to ensure that good quality housing is available to everyone, new commercial/ industrial development does not increase greenhouse gas emissions and development is directed away from flood risk areas, where possible; however, where this is not possible, development will need to incorporate adequate measures to address flood risk and to prevent inappropriate development in flood zones.</p>			

ISSUE 2: SUSTAINABLE COMMUNITIES

Windfall Sites: Option W0 No change to existing policy stance – Permit windfall development on brownfield sites only.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	?	?	?	The effects of the option are uncertain as the location of windfall sites will determine whether or not the option will increase non-car based access to culture, leisure and recreation facilities. Providing additional housing may increase provision of CLR facilities, provide facilities for walkers, riders and cyclists, and contribute to addressing the shortfall in recreation open space through developer contributions, although this will depend on the size of the windfall sites.
Quality housing available to all (SA8)	-	-	-	The option will have an overall neutral effect on the quality of housing. However, the option will provide appropriate housing for local needs.
Local needs met locally (SA9)	-	-	-	The option relates to housing and is therefore anticipated to have an overall neutral effect on meeting local needs locally. However, the location of windfall sites will effect whether or not essential services and resources are available within non-car travelling distance.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option on transport are uncertain. The location of windfall sites will determine whether or not the option will reduce the need to travel, support less car-use, improve access to opportunities and facilities, and make the transport environment attractive to non-car users.
Built environment & land-use (SA11)	?	?	?	The effects of the option on built environment/ land-use are uncertain. The option will not prevent inappropriate development in flood zones. The option may ensure new developments provide essential services accessible by non-car means, through developer contributions. The design of the housing provided will determine whether or not the option supports local distinctiveness and high quality design. The option will encourage the development of brownfield sites only, which will have a positive effect.
Historic built environment (SA12)	?	?	?	The effects of the option on the historic built environment are uncertain. The location of windfall sites will determine whether or not the option will preserve the appearance or setting of conservation areas, Listed Buildings Historic Parks and Gardens, archaeological sites, the Registered Battlefield, locally important townscapes and historic landscapes.
Biodiversity (SA13)	-	-	-	The option relates to housing on brownfield land and is anticipated to have an overall neutral effect on biodiversity. However, the option will protect existing habitats, protect individual features, and ensure landscapes are protected.
Minimal pollution levels (SA14)	-	-	-	The option relates to housing and is anticipated to have an overall neutral effect on minimising pollution levels, although contaminated land would be cleaned prior to developing housing on a contaminated brownfield site.
Greenhouse gas & climate change (SA15)	-	-	-	The option relates to housing and is anticipated to have a neutral effect on greenhouse gas emissions and climate change.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Reduce risk of flooding (SA16)	?	?	?	The effects of the option on flood risk are uncertain. The location of windfall sites will determine whether or not the option will direct development away from flood risk areas and prevent inappropriate development in flood zones.
Prudent use of resources (SA17)	-	-	-	The option relates to housing and is anticipated to have an overall neutral effect on resource use. However, the option will use brownfield land in preference to Greenfield sites.
Conclusions and Recommendations	<p>The option will have uncertain effects on access to CLR facilities, transport and access, built environment/ land-use, the historic built environment and on flooding, as the effect of windfall sites on these aspects of sustainability will depend on their location. However, the option will encourage the development of brownfield sites which will reduce pressure on Greenfield sites and therefore loss of greenspace and rural character. However, permitting development on windfall brownfield sites may encourage increased density and have an adverse effect on the character of settlements.</p> <p>The option is not unsustainable but will need to be supported by DPDs and SPDs to ensure that windfall sites will be well located in terms of access to facilities, do not adversely effect the setting of built heritage/ archaeological resources, and development is directed away from flood risk areas, where possible; however, where this is not possible, development will need to incorporate adequate measures to address flood risk and to prevent inappropriate development in flood zones.</p>			

ISSUE 2: SUSTAINABLE COMMUNITIES

Windfall Sites: Option W1 – Permit windfall development of Greenfield sites as well as brownfield sites.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to housing and is therefore anticipated to have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	?	?	?	The effects of the option are uncertain as the location of windfall sites will determine whether or not the option will increase non-car based access to culture, leisure and recreation facilities. Providing additional housing may increase provision of CLR facilities, provide facilities for walkers, riders and cyclists, and contribute to addressing the shortfall in recreation open space through developer contributions, although this will depend on the size of the windfall sites.
Quality housing available to all (SA8)	-	-	-	The option will have an overall neutral effect on the quality of housing. However, the option will have an uncertain effect on providing appropriate housing for local needs, making housing available to all and enabling people to obtain and maintain tenancies.
Local needs met locally (SA9)	-	-	-	The option relates to housing and is therefore anticipated to have an overall neutral effect on meeting local needs locally. However, the location of windfall sites will effect whether or not essential services and resources are available within non-car travelling distance.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option on transport are uncertain. The location of windfall sites will determine whether or not the option will reduce the need to travel, support less car-use, improve access to opportunities and facilities, and make the transport environment attractive to non-car users. Greenfield sites may be located further away from services and facilities and have an adverse effect on this objective.
Built environment & land-use (SA11)	?	?	?	The effects of the option on built environment/ land-use are uncertain. The option will not prevent inappropriate development in flood zones. The option may ensure new developments provide essential services accessible by non-car means, through developer contributions. The design of the housing provided will determine whether or not the option supports local distinctiveness and high quality design. The option will encourage the development of Greenfield sites as well as brownfield sites.
Historic built environment (SA12)	?	?	?	The effects of the option on the historic built environment are uncertain. The location of windfall sites will determine whether or not the option will preserve the appearance or setting of conservation areas, Listed Buildings, Historic Parks and Gardens, archaeological sites, the Registered Battlefield, locally important townscapes and historic landscapes.
Biodiversity (SA13)	?	?	?	The effects of the option on biodiversity are uncertain and will depend on habitats/ species/ natural features present on or adjacent to any Greenfield site identified for windfall, and the location of the sites as to whether they will have an adverse effect on biodiversity and landscape.
Minimal pollution levels (SA14)	-	-	-	The option relates to housing and is anticipated to have an overall neutral effect on minimising pollution levels, although contaminated land would be cleaned prior to developing housing on a contaminated site.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	-	-	-	The option relates to housing and is anticipated to have a neutral effect on greenhouse gas emissions and climate change.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option on flood risk are uncertain. The location of windfall sites will determine whether or not the option will direct development away from flood risk areas and prevent inappropriate development in flood zones.
Prudent use of resources (SA17)	-	-	-	The option relates to housing and is anticipated to have an overall neutral effect on resource use. However, the option may not make efficient use of land, as it may not protect good agricultural land or use brownfield in preference to Greenfield sites.
Conclusions and Recommendations	<p>The effects of the option are uncertain; however, there is greater likelihood for adverse environmental and social effects, than with option W0. The option will provide for the development of Greenfield sites in addition to brownfield sites and may result in loss of greenspace, rural character and encourage development away from brownfield sites. However, the lack of brownfield sites in the District may require windfall on Greenfield sites. This would need to be managed so the policy does not encourage unnecessary development of Greenfield sites. Where development of Greenfield sites is necessary, those close to settlements should be prioritised so that development is not isolated and that residential properties are within close proximity to services and facilities, which will reduce the need for car travel. Development should be directed away from flood risk areas, where possible; however, where this is not possible, development will need to incorporate adequate measures to address flood risk and to prevent inappropriate development in flood zones.</p> <p>The option may have an adverse effect on biodiversity if windfall development were to take place on or adjacent to biodiversity rich areas or on sites with individual biodiversity features. The option is likely to have a worse effect on biodiversity than Option W0 as it will permit windfall development on Greenfield sites. Environmental enhancement may be achieved through developer contributions and may reduce effects on biodiversity from windfall on Greenfield sites.</p> <p>The sustainability of the option may be enhanced and if the wording of the policy was to be tightened to make clear that brownfield sites should be used in preference to Greenfield sites and by incorporating conditions to ensure that habitats, natural features and good quality agricultural land are not adversely affected.</p>			

ISSUE 2: SUSTAINABLE COMMUNITIES

Windfall Sites: Option W2 – Restriction on development within residential curtilages.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have an overall neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on the vibrancy of communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to residential curtilages and is anticipated to have an overall neutral effect on the accessibility to culture, leisure and recreation facilities. However, it may reduce growing pressure on community facilities through limiting further residential development in established residential areas.
Quality housing available to all (SA8)	?/x	?/x	?/x	The option will have an uncertain to minor adverse effect on housing. The option may not provide for appropriate housing for local needs in terms of the amount and type of housing required. It is likely to limit the increase of housing provision in the main District centres, and may have an adverse effect on making housing available to all. The option will maintain the quality of housing stock.
Local needs met locally (SA9)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on meeting local needs locally.
ENVIRONMENTAL				
Transport and access (SA10)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on transport and access.
Built environment & land-use (SA11)	?	?	?	The effects of the option are uncertain. The option will not prevent inappropriate development in flood zones and it may have an adverse effect on accessibility from new residential development to services and facilities as it will encourage new residential development to take place away from settlements. The option may not make good use of previously developed land. It may, however, have a positive effect by supporting local distinctiveness.
Historic built environment (SA12)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on the historic built environment.
Biodiversity (SA13)	?	?	?	The option may create additional pressure to develop on Greenfield sites, which may have an adverse effect on biodiversity.
Minimal pollution levels (SA14)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on minimising pollution.
Greenhouse gas & climate change (SA15)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on greenhouse gas emissions and climate change.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Reduce risk of flooding (SA16)	-	-	-	The option relates to residential curtilages and is therefore anticipated to have a neutral effect on flooding.
Prudent use of resources (SA17)	-	-	-	The option will have an overall neutral effect. However, it will have an adverse effect on making efficient use of land, in terms of protecting good quality agricultural land, and using brownfield land in preference to Greenfield sites. Whether or not the option will ensure the appropriate density of housing is uncertain.
Conclusions and Recommendations	This option will not respond to the District-wide need for housing - it will limit the amount of additional housing able to be provided in certain parts of the District and may put pressure on Greenfield sites, causing loss of greenspace, which may have an adverse effect on biodiversity, and rural character. The option may not make good use of previously developed land, as it will divert development away from brownfield sites. However, the option will have a positive effect on supporting local distinctiveness, as it will prevent the character erosion of settlements and avoid impacts on local amenity.			

ISSUE 2: SUSTAINABLE COMMUNITIES

Housing Density: Option HD1 – Encourage higher housing densities throughout the District to achieve more efficient use of land, in line with PPG 3.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to housing density and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to housing density and is therefore anticipated to have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to housing density and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to housing density and is therefore anticipated to have an overall neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to housing density and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to housing density and is therefore anticipated to have an overall neutral effect on the vibrancy of communities. However, community facilities may be increased as part of developer contributions.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to housing density and is anticipated to have an overall neutral effect on the accessibility to culture, leisure and recreation facilities. However, the provision of culture, leisure and recreation facilities may be increased as part of developer contributions.
Quality housing available to all (SA8)	✓	✓	✓	The option will provide appropriate housing for local needs, increase housing provision, including in the main District centres, make housing available to all and improve the quality of housing stock. Whether or not the option will improve the energy efficiency in housing, increase the use of sustainable design and construction will depend on the design of the dwellings to be developed.
Local needs met locally (SA9)	-	-	-	The option relates to housing density and is anticipated to have an overall neutral effect on the meeting local needs locally. However, the option will support the vibrancy of city, town and village centres.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option on transport and access are uncertain and will depend upon where new housing is developed, if services and facilities are in close proximity or are accessible by non-car means, the provision of public transport in the area and of facilities for pedestrians and cyclists.
Built environment & land-use (SA11)	?	?	?	The effects of the option on the built environment/ land-use are uncertain and will depend upon the design of new housing, its proximity to services and facilities, any developer contributions to services and facilities, and where new dwellings are to be located. The option may have an adverse effect on local distinctiveness, including in villages.
Historic built environment (SA12)	?	?	?	The effects of the option on the historic built environment are uncertain and will depend upon whether or not there are any built heritage or archaeological resources/ their settings in close proximity to sites identified for new housing, and on the design of new housing.
Biodiversity (SA13)	?	?	?	The effects of the option on biodiversity are uncertain and will depend on habitats/ species/ natural features present on or adjacent to any site identified for residential development, the location of the sites, and any developer contributions to enhance the environment, as to whether the option will have a beneficial or adverse effect on biodiversity and landscape.
Minimal pollution levels (SA14)	-	-	-	The option relates to housing density and is anticipated to have an overall neutral effect on minimising pollution levels. However, the cleaning up of any contaminated land present would be required before housing development could take place.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the location of new housing, the design of the housing, whether energy efficient measures will be incorporated and whether the housing will include any sources of renewable energy.
Reduce risk of flooding (SA16)	-	-	-	The option relates to housing density and is anticipated to have a neutral effect on flooding
Prudent use of resources (SA17)	?	?	?	The option will have an uncertain effect on resource use and will depend on the design, location and amount of new housing.
Conclusions and Recommendations	The option will have a positive effect on providing good quality housing for all. Subsequently produced DPDs and SPDs should provide further guidance to ensure that a range of types of good quality housing is available to everyone, efficient use of land and that brownfield land is prioritised for development, to ensure that development scale is appropriate to the size of the settlement, to provide guidance on incorporating energy efficiency/ renewable energy sources. Residential development should be directed away from flood risk areas where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones. Development should not adversely affect biodiversity/ natural resources. The amount of new housing to be provided should take into account the District's water resource.			

ISSUE 2: SUSTAINABLE COMMUNITIES

Housing Density: Option HD2 – Apply higher housing density ranges in Selby, Sherburn-in-Elmet and Tadcaster, in line with draft PPS 3.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to housing density and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to housing density and is therefore anticipated to have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to housing density and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to housing density and is therefore anticipated to have an overall neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to housing density and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to housing density and is therefore anticipated to have an overall neutral effect on the vibrancy of communities. However, community facilities may be increased as part of developer contributions.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to housing density and is anticipated to have an overall neutral effect on the accessibility to culture, leisure and recreation facilities. However, the provision of culture, leisure and recreation facilities may be increased as part of developer contributions.
Quality housing available to all (SA8)	✓	✓	✓	The option will provide appropriate housing for local needs, increase housing provision specifically in the main District centres, make housing available to all and improve the quality of housing stock. Whether or not the option will improve the energy efficiency in housing or increase the use of sustainable design and construction will depend on the design of the dwellings to be developed.
Local needs met locally (SA9)	-	-	-	The option relates to housing density and is anticipated to have an overall neutral effect on the meeting local needs locally. However, the option will support the vibrancy of city and town centres.
ENVIRONMENTAL				
Transport and access (SA10)	✓	✓	✓	The option is likely to reduce the need to travel by providing housing in the larger settlements which have increased provision of services and facilities, is likely to facilitate less car use, improve access to opportunities for all groups, and have increased facilities, such as cycle paths and pavements for cyclists and pedestrians.
Built environment & land-use (SA11)	?	?	?	The effects of the option are uncertain and will depend to some extent on the design of the dwellings. Increasing housing density in the major centres may not prevent inappropriate development in flood plains. The option would be likely to ensure the accessibility of services and facilities without the use of a car and would support the local distinctiveness of smaller settlements and the development of brownfield sites.
Historic built environment (SA12)	?	?	?	The effects of the option on the historic built environment are uncertain and will depend upon the location of new sites identified for housing in relation to built heritage or archaeological resources/ their setting, and the design of dwellings.
Biodiversity (SA13)	?	?	?	The effects of the option on biodiversity are unclear. The option may have a positive effect through restricting housing development to urban settlements, which are likely to have more limited ecological value.
Minimal pollution levels (SA14)	-	-	-	The option relates to housing density and is anticipated to have an overall neutral effect on minimising pollution levels. However, the cleaning up of any contaminated land present would be required before housing development could take place. The option may increase air pollution in the three settlements as higher density development may mean more cars in these locations and therefore localised air pollution.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the design of the housing, whether energy efficient measures will be incorporated and whether the housing will include any sources of renewable energy.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option on flooding are uncertain and will depend on the amount of hard-surfaced areas and any permeable surfaces incorporated in housing developments.
Prudent use of resources (SA17)	?	?	?	The option will have an uncertain effect on resource use and will depend on the design, location and amount of new housing.
Conclusions and Recommendations	This option is more sustainable than option HD1 as it will encourage housing development in the larger centres which will preserve local distinctiveness and increase the likelihood of services and facilities being accessible without the use of a car and the availability of public transport. The option may also have a positive effect on biodiversity by encouraging development of brownfield sites in urban areas. Subsequently produced DPDs and SPDs will need to include increased guidance to ensure that residential development is directed away from flood risk areas, where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood risk zones. New development should also exist within the capacity of the District's water resource.			

ISSUE 2: SUSTAINABLE COMMUNITIES

Affordable Housing: Option AH0 No change to existing policy stance – Do not change affordable housing policy.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have an overall neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have an overall neutral effect on the vibrancy of communities. However, community facilities may be increased as part of developer contributions.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to affordable housing provision and is anticipated to have an overall neutral effect on the accessibility to culture, leisure and recreation facilities. However, the provision of culture, leisure and recreation facilities may be increased as part of developer contributions.
Quality housing available to all (SA8)	?	?	?	The option will have an uncertain effect on housing. It is unclear as to whether or not the option will provide appropriate housing for local needs, increase housing provision across the District, including in the main District centres, make housing available to all, and enable people to obtain and maintain tenancies in all types of settlement. The threshold for affordable housing is quite large and may not secure adequate provision for smaller settlements. Whether or not the option will improve the energy efficiency in housing, increase the use of sustainable design and construction will depend on the design of the dwellings to be developed.
Local needs met locally (SA9)	-	-	-	The option relates to affordable housing provision and is anticipated to have an overall neutral effect on the meeting local needs locally. However, the option will support the vibrancy of city and town centres, through contributing to the provision of a range of housing across the District.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option on transport and access are uncertain and will depend upon where affordable housing is located, if services and facilities are in close proximity or are accessible by non-car means, the provision of public transport in the area and of facilities for pedestrians and cyclists.
Built environment & land-use (SA11)	?	?	?	The effects of the option on the built environment/ land-use are uncertain and will depend upon the design of affordable housing, its proximity to services and facilities, any developer contributions to services and facilities, and where new dwellings are to be located.
Historic built environment (SA12)	?	?	?	The effects of the option on the historic built environment are uncertain and will depend upon whether or not there are any built heritage or archaeological resources/ their settings in close proximity to sites identified for affordable housing, and on the design of affordable housing.
Biodiversity (SA13)	?	?	?	The effects of the option on biodiversity are uncertain and will depend on habitats/ species/ natural features present on or adjacent to any site identified for affordable housing, the location of the sites and any developer contributions to enhance the environment, as to whether the option will have an adverse effect on biodiversity and landscape.
Minimal pollution levels (SA14)	-	-	-	The option relates to affordable housing and is anticipated to have an overall neutral effect on minimising pollution levels. However, the cleaning up of any contaminated land present would be required before housing development could take place.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the location of affordable housing, the design of the housing, whether energy efficient measures will be incorporated and whether the housing will include any sources of renewable energy.
Reduce risk of flooding (SA16)	-	-	-	The option relates to affordable housing and is anticipated to have a neutral effect on flooding.
Prudent use of resources (SA17)	?	?	?	The option will have an uncertain effect on resource use and will depend on the design, location and amount of affordable housing.
Conclusions and Recommendations	<p>The option provides for good quality housing for all. However, the positive effects of the option will be reduced in smaller settlements or where a small amount of housing is to be provided, as the number of affordable dwellings provided in these circumstances will be limited. The option could be improved by including thresholds for affordable housing based on settlement size so that the benefits of providing housing for all may be enhanced.</p> <p>Subsequently produced DPDs and SPDs should provide further guidance to ensure efficient use of land and that brownfield land is prioritised for development, and to provide guidance on incorporating energy efficiency/ renewable energy sources. Residential development should also be directed away from flood risk areas where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones. New residential development should not adversely affect biodiversity/ natural resources.</p>			

ISSUE 2: SUSTAINABLE COMMUNITIES

Affordable Housing: Option AH1 – Adopt lower thresholds for affordable housing in smaller villages.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have an overall neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to affordable housing provision and is therefore anticipated to have an overall neutral effect on the vibrancy of communities. However, community facilities may be increased as part of developer contributions.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to affordable housing provision and is anticipated to have an overall neutral effect on the accessibility to culture, leisure and recreation facilities. However, the provision of culture, leisure and recreation facilities may be increased as part of developer contributions.
Quality housing available to all (SA8)	✓	✓	✓	The option will provide appropriate housing for local needs, make housing available to all, and enable people to obtain and maintain tenancies. Whether or not the option will improve the energy efficiency in housing, or increase the use of sustainable design and construction will depend on the design of the dwellings to be developed.
Local needs met locally (SA9)	-	-	-	The option relates to affordable housing provision and is anticipated to have an overall neutral effect on the meeting local needs locally. However, the option will support the vibrancy village centres, through contributing to the provision of a range of housing across the District.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option on transport and access are uncertain and will depend upon where affordable housing is located, if services and facilities are in close proximity or are accessible by non-car means, the provision of public transport in the area and of facilities for pedestrians and cyclists.
Built environment & land-use (SA11)	?	?	?	The effects of the option on the built environment/ land-use are uncertain and will depend upon the design of affordable housing, its proximity to services and facilities, any developer contributions to services and facilities, and where new dwellings are to be located.
Historic built environment (SA12)	?	?	?	The effects of the option on the historic built environment are uncertain and will depend upon whether or not there are any built heritage or archaeological resources/ their settings in close proximity to sites identified for affordable housing, and on the design of affordable housing.
Biodiversity (SA13)	?	?	?	The effects of the option on biodiversity are uncertain and will depend on habitats/ species/ natural features present on or adjacent to any site identified for affordable housing, the location of the sites and any developer contributions to enhance the environment, as to whether the option will have an adverse effect on biodiversity and landscape.
Minimal pollution levels (SA14)	-	-	-	The option relates to affordable housing and is anticipated to have an overall neutral effect on minimising pollution levels. However, the cleaning up of any contaminated land present would be required before housing development could take place.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the location of affordable housing, the design of the housing, whether energy efficient measures will be incorporated and whether the housing will include any sources of renewable energy.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are unknown and will depend on whether or not any of the District's villages are in a flood zone.
Prudent use of resources (SA17)	?	?	?	The option will have an uncertain effect on resource use and will depend on the design, location and amount of affordable housing.
Conclusions and Recommendations	<p>The option will have a positive effect through providing for good quality housing in villages and will contribute to the vibrancy of village centres. The sustainability of the option could be increased by combining it with a general policy on affordable housing in which thresholds for all settlements are considered.</p> <p>Subsequently produced DPDs and SPDs should provide further guidance to ensure efficient use of land and that brownfield land is prioritised for development, and to provide guidance on incorporating energy efficiency/ renewable energy sources. Residential development should also be directed away from flood risk areas, where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones. Development should not adversely affect biodiversity/ natural resources.</p>			

ISSUE 2: SUSTAINABLE COMMUNITIES

Affordable Housing: Option AH2 – Identify 'exception' sites solely for affordable housing in smaller settlements.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to exception sites for affordable housing and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to exception sites for affordable housing and is therefore anticipated to have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to exception sites for affordable housing and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to exception sites for affordable housing and is therefore anticipated to have an overall neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to exception sites for affordable housing and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to exception sites for affordable housing and is therefore anticipated to have an overall neutral effect on the vibrancy of communities. However, community facilities may be increased as part of developer contributions.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to exception sites for affordable housing and is anticipated to have an overall neutral effect on the accessibility to culture, leisure and recreation facilities. However, the provision of culture, leisure and recreation facilities may be increased as part of developer contributions.
Quality housing available to all (SA8)	✓	✓	✓	The option will provide appropriate housing for local needs, make housing available to all, and enable people to obtain and maintain tenancies. Whether or not the option will improve the energy efficiency in housing, or increase the use of sustainable design and construction will depend on the design of the dwellings to be developed.
Local needs met locally (SA9)	-	-	-	The option relates to exception sites for affordable housing and is anticipated to have an overall neutral effect on the meeting local needs locally.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option on transport and access are uncertain and will depend upon where affordable housing is located, if services and facilities are in close proximity or are accessible by non-car means, the provision of public transport in the area and of facilities for pedestrians and cyclists.
Built environment & land-use (SA11)	?	?	?	The effects of the option on the built environment/ land-use are uncertain and will depend upon the proximity of affordable housing to services and facilities and where new dwellings are to be located.
Historic built environment (SA12)	?	?	?	The effects of the option on the historic built environment are uncertain and will depend upon whether or not there are any built heritage or archaeological resources/ their settings in close proximity to sites identified for affordable housing.
Biodiversity (SA13)	?	?	?	The effects of the option on biodiversity are uncertain and will depend on habitats/ species/ natural features present on or adjacent to any site identified for affordable housing and the location of the sites as to whether the option will have an adverse effect on biodiversity and landscape.
Minimal pollution levels (SA14)	-	-	-	The option relates to the exception sites for affordable housing and is anticipated to have an overall neutral effect on minimising pollution levels. However, the cleaning up of any contaminated land present would be required before housing development could take place.
Greenhouse gas & climate change (SA15)	-	-	-	The option relates to exception sites for affordable housing and is anticipated to have an overall neutral effect on greenhouse gas emissions/ climate change.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are unknown and will depend on whether the sites identified are within a flood zone.
Prudent use of resources (SA17)	-	-	-	The option relates to exception sites for affordable housing and is anticipated to have an overall neutral effect on resource use. However, the location of sites will have an effect on whether or not the option will make efficient use of land.
Conclusions and Recommendations	<p>The option will have a positive effect on providing good quality housing for all. It will contribute to addressing the shortage of affordable housing in the District, including in smaller settlements.</p> <p>Subsequently produced DPDs and SPDs should provide further guidance to ensure efficient use of land and that brownfield land is prioritised for development. Residential development should also be directed away from flood risk areas, where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones. Development should not adversely affect biodiversity/ natural resources.</p>			

ISSUE 2: SUSTAINABLE COMMUNITIES

Lifetime Homes: Option LH1 – Require the provision of Lifetime Homes within new developments.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to Lifetime Homes and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to Lifetime Homes and is therefore anticipated to have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to Lifetime Homes and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to Lifetime Homes and is therefore anticipated to have an overall neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to Lifetime Homes and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to Lifetime Homes and is therefore anticipated to have an overall neutral effect on the vibrancy of communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to Lifetime Homes and is anticipated to have an overall neutral effect on the accessibility to culture, leisure and recreation facilities.
Quality housing available to all (SA8)	✓	✓	✓	The option will provide appropriate housing for local needs, increase housing provision across the District, including in the main centres, and will improve the quality of the housing stock of the District. Whether or not the option will improve the energy efficiency in housing, or increase the use of sustainable design and construction will depend on the design of the Lifetime Homes.
Local needs met locally (SA9)	-	-	-	The option relates to Lifetime Homes and is anticipated to have an overall neutral effect on the meeting local needs locally.
ENVIRONMENTAL				
Transport and access (SA10)	-	-	-	The option relates to Lifetime Homes and is anticipated to have an overall neutral effect on transport and access.
Built environment & land-use (SA11)	-	-	-	The option relates to Lifetime Homes and is anticipated to have an overall neutral effect on built environment and land-use. However, the option will improve the resource efficiency of buildings by designing for a longer lifespan.
Historic built environment (SA12)	-	-	-	The option relates to Lifetime Homes within new developments and is therefore anticipated to have a neutral effect on the historic built environment.
Biodiversity (SA13)	-	-	-	The option relates to Lifetime Homes within new developments and is therefore anticipated to have a neutral effect on biodiversity.
Minimal pollution levels (SA14)	-	-	-	The option relates to Lifetime Homes and is anticipated to have an overall neutral effect on minimising pollution levels. However, the cleaning up of any contaminated land present would be required before housing development could take place.
Greenhouse gas & climate change (SA15)	-	-	-	The option relates to Lifetime Homes and is anticipated to have an overall neutral effect on greenhouse gas emissions/ climate change.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Reduce risk of flooding (SA16)	-	-	-	The option relates to Lifetime Homes and is anticipated to have an overall neutral effect on flooding.
Prudent use of resources (SA17)	-	-	-	The option relates to Lifetime Homes and is anticipated to have an overall neutral effect on resource use.
Conclusions and Recommendations	<p>The option will have a positive effect on providing good quality housing for all.</p> <p>Subsequently produced DPDs and SPDs should provide further guidance to ensure housing is situated within good accessibility to services and facilities, that resources are accessible by non-car means, efficient use of land, the prioritisation of brownfield land over Greenfield land, residential development is should also be directed away from flood risk areas, where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones. Development should not adversely affect biodiversity/ natural resources or built heritage/ archaeology.</p>			

ISSUE 2: SUSTAINABLE COMMUNITIES

Local Facilities: Option LF0 No change to existing policy stance – Housing developers expected to provide for or contribute to the provision of infrastructure and community facility needs that are directly related to a development, including affordable housing, local recreation open space, education, health and other facilities.					
SA (Abridged)	Objective	Nature of Effect			Commentary
		ST	MT	LT	
ECONOMIC					
Employment opportunities (SA1)		-	-	-	The option relates to local facilities and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)		-	-	-	The option relates to local facilities and is therefore anticipated to have a neutral effect on economic growth.
SOCIAL					
Education and training opportunities (SA3)		✓	✓	✓	The option will have a positive effect on education through ensuring an adequate amount of school places in the District, the promotion of lifelong learning, and improving basic skills including information/ communication technology.
Conditions to engender good health (SA4)		✓	✓	✓	The option will have a positive effect on health through improving equitable access to health services and promoting positive health/ preventing ill health.
Safety & security - people & property (SA5)		-	-	-	The option relates to local facilities and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)		-	-	-	The option relates to local facilities and is anticipated to have an overall neutral effect on the vibrancy of communities. However, the option may increase community participation in activities and will improve and increase community facilities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)		✓	✓	✓	The option will have a positive effect through increasing the provision of culture, leisure and recreation, may increase non-car based access to facilities, will improve access to facilities which engender health, quality of life and learning, will improve and extend recreation facilities for walkers, cyclists and riders, and address the shortfall of recreation open space.
Quality housing available to all (SA8)		✓	✓	✓	The option will provide appropriate housing for local needs, increase housing provision in the main District centres of Selby, Tadcaster and Sherburn in Elmet, make housing available to all, and enable people to obtain and maintain tenancies.
Local needs met locally (SA9)		-	-	-	The option relates to developer contributions to local facilities and is anticipated to have an overall neutral effect on meeting local needs locally. However, the option may support the vibrancy of city, town and village centres.
ENVIRONMENTAL					
Transport and access (SA10)		?	?	?	The effects of the option on transport and access are uncertain and will depend on the location of local facilities provided by developer contributions, the distance from the housing development they are associated with, and whether or not they are accessible by non-car means. The option may make the transport environment attractive to non-car users if contributions to infrastructure included facilities such as cycle paths.
Built environment & land-use (SA11)		?	?	?	The effects of the option are uncertain and will depend on the location of facilities provided, whether they are accessible by public transport, and on the design of the facilities. The option will promote the development of communities with accessible services.
Historic built environment (SA12)		?	?	?	The effects of the option are uncertain and will depend on the location of developer contributions and whether or not they are in close proximity to built heritage/ archaeological resources or their setting, and on the design of the facilities to be provided.
Biodiversity (SA13)		?	?	?	The effects of the option are uncertain and will depend on the location of developer contributions, their design and whether or not they will incorporate environmental enhancement.
Minimal pollution levels (SA14)		-	-	-	The option relates to local facilities and is anticipated to have an overall neutral effect on minimising pollution levels. However, the cleaning up of any contaminated land present would be required before facilities could be developed.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the location of developer contributions, their design, whether energy efficient measures will be incorporated and whether any sources of renewable energy will be incorporated.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on where developer contributions are to be located.
Prudent use of resources (SA17)	?	?	?	The effects of the option are uncertain and will depend upon the design and location of the developer contributions.
Conclusions and Recommendations	<p>The option will have a positive effect on education and training opportunities, conditions to engender good health, accessibility to culture, leisure and recreation (CLR) facilities, and on providing quality housing for all.</p> <p>The sustainability of the option may be improved by ensuring the facilities provided are located so as to reduce the need to travel/ be accessible by non-car means, located on brownfield land where possible, support local distinctiveness, do not have an adverse effect on the historic built environment or on biodiversity, and are sustainably designed, through subsequently produced DPDs and SPDs. Development should be located away from flood risk areas, where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones. New development should exist within the constraints of the District's water resource and renewable energy should be incorporated, where possible.</p>			

ISSUE 2: SUSTAINABLE COMMUNITIES

Local Facilities: Option LF1 – Expand the range of services and facilities that are improved by capturing a proportion of the increased land value arising from new development.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to the range of services and facilities improved and is therefore anticipated to have a neutral effect on employment opportunities.
Conditions which enable economic growth (SA2)	?	?	?	The effects of the option are unclear and will depend on whether or not any additional employment will be provided, diversification will be encouraged, local skills maximised, and tourism increased.
SOCIAL				
Education and training opportunities (SA3)	✓	✓	✓	The option will have a positive effect on education through ensuring an adequate amount of school places in the District, the promotion of lifelong learning, and improving basic skills including information/ communication technology.
Conditions to engender good health (SA4)	✓	✓	✓	The option will have a positive effect on health through improving equitable access to health services and promoting positive health/ preventing ill health.
Safety & security - people & property (SA5)	-	-	-	The option relates to the range of services and facilities improved and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	✓	✓	✓	The option relates to the range of services and facilities improved and is anticipated to have a beneficial effect on communities through increasing community capital, participation, volunteering, and facilities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	✓	✓	✓	The option will have a positive effect through increasing the provision of culture, leisure and recreation, may increase non-car based access to facilities, will improve access to facilities which engender health, quality of life and learning, will improve and extend recreation facilities for walkers, cyclists and riders, and address the shortfall of recreation open space.
Quality housing available to all (SA8)	✓	✓	✓	The option will provide appropriate housing for local needs, increase housing provision in the main District centres of Selby, Tadcaster and Sherburn in Elmet, make housing available to all, and enable people to obtain and maintain tenancies.
Local needs met locally (SA9)	-	-	-	The option relates to the range of services and facilities improved and is anticipated to have an overall neutral effect on meeting local needs locally. However, the option will support the vibrancy of city, town and village centres.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option on transport and access are uncertain and will depend on the location of services and facilities provided, the distance from residential areas, and whether or not they are accessible by non-car means. The option may make the transport environment attractive to non-car users if facilities are improved for pedestrians, cyclists and riders.
Built environment & land-use (SA11)	?	?	?	The effects of the option are uncertain and will depend on the location of the services and facilities provided, whether they are accessible by public transport, and on the design of the services and facilities. The option will promote the development of communities with accessible services.
Historic built environment (SA12)	?	?	?	The effects of the option are uncertain and will depend on the location of services and facilities and whether or not they are in close proximity to built heritage/ archaeological resources or their setting, and on the design of the services and facilities to be provided.
Biodiversity (SA13)	?	?	?	The effects of the option are uncertain and will depend on the location of services and facilities, their design, whether or not they will incorporate environmental enhancement, and promote, educate and raise awareness of biodiversity.
Minimal pollution levels (SA14)	-	-	-	The option relates to improving the range of services and facilities improved, and is anticipated to have an overall neutral effect on minimising pollution levels. However, the cleaning up of any contaminated land present would be required before facilities could be developed.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the location of services and facilities, their design, whether energy efficient measures will be incorporated and whether any sources of renewable energy will be incorporated.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on where services and facilities are to be located.
Prudent use of resources (SA17)	?	?	?	The effects of the option are uncertain and will depend on the design of services and facilities and where they are to be located.
Conclusions and Recommendations	<p>The option will have a beneficial effect on education and training opportunities, conditions to engender good health, communities, and accessibility to CLR facilities. However, the option is likely to have increased benefits through providing for a wider range of community benefits.</p> <p>The sustainability of the option may be improved and uncertain effects reduced, by ensuring the facilities provided are located so as to reduce the need to travel/ be accessible by non-car means, located on brownfield land where possible, support local distinctiveness, do not have an adverse effect on the historic built environment or on biodiversity, and are sustainably designed, through subsequently produced DPDs and SPDs. Development will need to be situated away from flood risk areas, where possible; however, where this is not possible, development will need to incorporate adequate mitigation measures to address flood risk and to prevent inappropriate development in flood zones. Development should exist within the constraints of the District's water resource and incorporate renewable energy, where possible.</p>			

ISSUE 3: JOBS AND BUSINESS

Rural Diversification: Option RD0 No change to existing policy stance – Redundant agricultural buildings may be re-used as long as this does not significantly alter the character of the building or of the local area.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	✓	✓	✓	The option will encourage the development of economies, promote/ support equal employment opportunities, offer employment opportunities to disadvantaged groups. It is uncertain as to whether the option will provide employment opportunities that match/ enhance the skills of the local workforce, or will be accessible by public transport.
Conditions which enable economic growth (SA2)	✓	✓	✓	The option will increase the amount of employment land in the District, encourage rural diversification/ the diversification of traditional industries, enable investment and development, and support local/ regional supply chains.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to the re-use of agricultural buildings and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to the re-use of agricultural buildings and is therefore anticipated to have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to the re-use of agricultural buildings and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to the re-use of agricultural buildings and is therefore anticipated to have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to the re-use of agricultural buildings and is therefore anticipated to have a neutral effect on culture, leisure and recreation activities.
Quality housing available to all (SA8)	-	-	-	The option relates to the re-use of agricultural buildings and is therefore anticipated to have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to the re-use of agricultural buildings and is therefore anticipated to have a neutral effect on meeting local needs locally. The option will however, support local/ regional supply chains.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option on transport and access are uncertain and will depend on the location of agricultural buildings, the distance from settlements, and whether or not they are accessible by non-car means.
Built environment & land-use (SA11)	✓✓	✓✓	✓✓	The option will have a major beneficial effect on built environment and land-use through improving resource efficiency by re-using an existing building, ensuring development is well designed and appropriate to its setting, supports local distinctiveness, encourage high quality design and the development of brownfield sites. The option may promote the development of communities with accessible employment, depending on the location of agricultural buildings.
Historic built environment (SA12)	?	?	?	The effects of the option are uncertain and will depend on the agricultural buildings and whether or not they are in close proximity to built heritage/ archaeological resources or their setting.
Biodiversity (SA13)	?	?	?	The effects of the option are uncertain and will depend on the location of agricultural buildings, their proximity to habitats, species, whether the buildings are being used by any species such as bats or birds, the final use of the building, whether or not it will cause disturbance to species, increase risk of pollution including to rivers, or incorporate environmental enhancement.
Minimal pollution levels (SA14)	-	-	-	The option relates to improving the re-use of agricultural buildings and is therefore anticipated to have a neutral effect on minimising pollution levels.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the location of agricultural buildings, whether or not they are accessible by non-car means, whether energy efficient measures will be incorporated and whether any sources of renewable energy will be incorporated.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on where the agricultural buildings are located.
Prudent use of resources (SA17)	?	?	?	The effects of the option are uncertain and will depend on whether water and energy efficient measures will be incorporated, whether any sources of renewable energy will be incorporated, and whether the final use of agricultural buildings will take place within the constraints of the District's water resource. The option will make good use of land by using brownfield land and will increase the prevention of waste/ the reduction of waste by re-using existing structures.
Conclusions and Recommendations	<p>The option will have a major beneficial effect on built environment/ land-use and a beneficial effect on employment and economic growth.</p> <p>The sustainability of the option may be improved and uncertain effects reduced, by ensuring that further guidance is included in subsequently produced DPDs and SPDs to ensure that re-used agricultural buildings are accessible by non-car means, the final use of the buildings will not have an adverse effect on built heritage and its setting, will not cause disturbance or habitat loss to biodiversity and incorporate renewable energy/ energy efficient measures where possible. Development should be located away from flood risk areas where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones. The final use of the buildings will need to exist within the constraints of the District's water resource.</p>			

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Rural Diversification: Option RD1 – Increase levels of commercial activity in rural communities				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	✓	✓	✓	The option will encourage the development of economies, promote/ support equal employment opportunities, offer employment opportunities to disadvantaged groups. It is uncertain as to whether the option will provide employment opportunities that match/ enhance the skills of the local workforce, or will be accessible by public transport.
Conditions which enable economic growth (SA2)	✓	✓	✓	The option will increase the amount of employment land in the District, encourage rural diversification/ the diversification of traditional industries, enable investment and development, and support local/ regional supply chains.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to increasing rural commercial activity and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to increasing rural commercial activity and is therefore anticipated to have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to increasing rural commercial activity and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to increasing rural commercial activity and is therefore anticipated to have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to increasing rural commercial activity and is therefore anticipated to have a neutral effect on culture, leisure and recreation activities.
Quality housing available to all (SA8)	-	-	-	The option relates to increasing rural commercial activity and is therefore anticipated to have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to increasing rural commercial activity and is therefore anticipated to have a neutral effect on meeting local needs locally. The option will however, support local/ regional supply chains and may support the vibrancy of village centres.
ENVIRONMENTAL				
Transport and access (SA10)	✗	✗	✗	The option is likely to have an adverse effect on transport. Rural development is unlikely to reduce the need to travel, support less car use, improve access to opportunities, or encourage employers to develop green travel plans.
Built environment & land-use (SA11)	?	?	?	The effects of the option are uncertain and will depend on the location of commercial sites, the design of buildings, whether or not they are accessible by non-car means and situated on brownfield land.
Historic built environment (SA12)	?	?	?	The effects of the option are uncertain and will depend on whether or not commercial sites are in close proximity to built heritage/ archaeological resources or their setting and on the design of commercial buildings.
Biodiversity (SA13)	?	?	?	The effects of the option are uncertain and will depend on the location of commercial sites, their proximity to habitats and species, whether or not they will protect or enhance individual features, include environmental enhancement, and protect the District's rivers.
Minimal pollution levels (SA14)	?	?	?	The effects of the option are uncertain. Increasing commercial activity in rural areas may increase air, noise and light pollution, or the risk of pollution incidents. Contaminated land would be cleaned up to the appropriate standard prior to commercial development.
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the location of agricultural buildings, whether or not they are accessible by non-car means, whether energy efficient measures will be incorporated and whether any sources of renewable energy will be incorporated.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on where the commercial sites are located and whether or not they will incorporate measures to reduce the risk of flooding.
Prudent use of resources (SA17)	?	?	?	The effects of the option are uncertain and will depend on whether water and energy efficient measures will be incorporated, whether any sources of renewable energy will be incorporated, whether sites will be located on brownfield land, whether measures will be incorporated to reduce waste and whether increased commercial activity will take place within constraints of the District's water resource.
Conclusions and Recommendations	The option will have a beneficial effect on employment and on the economy. Development inappropriate to the scale of the setting should be avoided and further guidance should be included in subsequently produced DPDs and SPDs to ensure that commercial sites are accessible by non-car means, to improve public transport provision, are situated on brownfield land where possible, do not compromise local distinctiveness, built heritage or biodiversity. Increased pollution/ greenhouse gases caused by increasing commercial activity in rural areas will need further consideration to ensure an adverse effect on climate change does not occur. Development should be located away from flood risk areas, where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood risk areas. Development should also exist within the District's water resource.			

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Economic Growth: Option E1 – Capitalise on economic growth associated with the increase in knowledge-based and other service employment sectors which are currently centred on Leeds and York.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	✓	✓	✓	The option will encourage the development of economies and employment opportunities in areas that have suffered decline, promote equal employment opportunities and ensure employment opportunities are accessible by public transport. However, it is uncertain whether or not the option will provide opportunities that match the skills of the local workforce, promote healthy working lives, or offer employment to disadvantaged groups.
Conditions which enable economic growth (SA2)	✓	✓	✓	The option will increase the amount of employment land in the District, encourage diversification, enable investment and business development, and set up/ support supply chains.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to economic growth and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to economic growth and is therefore anticipated to have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to economic growth and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to economic growth and is therefore anticipated to have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to economic growth and is therefore anticipated to have a neutral effect on culture, leisure and recreation activities.
Quality housing available to all (SA8)	-	-	-	The option relates to economic growth and is therefore anticipated to have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to economic growth and is therefore anticipated to have a neutral effect on meeting local needs locally. The option will however, support local/ regional supply chains and may support the vibrancy of city, town and village centres.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option are uncertain and will depend on where sites are located and whether or not they will reduce the need to travel or are accessible by non-car means.
Built environment & land-use (SA11)	?	?	?	The effects of the option are uncertain and will depend on the location of sites, the design of buildings, whether or not they are accessible by non-car means and situated on brownfield land.
Historic built environment (SA12)	?	?	?	The effects of the option are uncertain and will depend on whether or not sites are in close proximity to built heritage/ archaeological resources or their setting and on the design of new development.
Biodiversity (SA13)	?	?	?	The effects of the option are uncertain and will depend on the location of sites, their proximity to habitats and species or individual features, whether or not they will protect or enhance individual features, include environmental enhancement, or protect the District's rivers.
Minimal pollution levels (SA14)	?	?	?	The effects of the option are uncertain and will depend on the type of development and on the generation of any associated air, noise, water or light pollution or of any pollution risk. Contaminated land would be cleaned up to the appropriate standard prior to development.
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the location of sites, whether or not they are accessible by non-car means, whether energy efficient measures will be incorporated and whether any sources of renewable energy will be incorporated.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on where the commercial sites are located and whether or not they will incorporate measures to reduce the risk of flooding.
Prudent use of resources (SA17)	?	?	?	The effects of the option are uncertain and will depend on whether water and energy efficient measures will be incorporated, whether any sources of renewable energy will be incorporated, whether sites will be located on brownfield land, whether measures will be incorporated to reduce waste and whether increased commercial activity will take place within constraints of the District's water resource.
Conclusions and Recommendations	Further guidance should be included in subsequently produced DPDs and SPDs to ensure that development will be accessible by non-car means and to clarify that the option does not mean accessible by car, situated on brownfield land where possible, does not compromise local distinctiveness, built heritage or biodiversity. Any increase in pollution/ greenhouse gases would need further consideration to ensure consideration of the cumulative effects of the option and to ensure an adverse effect on climate change does not occur. Development should be located away from flood risk areas, where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones. Development should also exist within the District's water resource.			

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Land for Employment: Option EL1 – Provide a net addition of attractive and appropriate employment accommodation in accessible locations.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	?	?	?	The effects of the option are unclear as it is uncertain as to whether it will provide opportunities that match the skills of the local workforce, promote healthy working lives, offer employment to disadvantaged groups, or ensure opportunities are accessible by public transport. The option will encourage the development of economies and employment opportunities in areas that have suffered decline and promote equal employment opportunities.
Conditions which enable economic growth (SA2)	✓	✓	✓	The option will increase the amount of employment land in the District, encourage diversification, enable investment and business development, and set up/ support supply chains.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to accommodation for employment and is therefore anticipated to have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to accommodation for employment and is therefore anticipated to have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to accommodation for employment and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to accommodation for employment and is therefore anticipated to have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to accommodation for employment and is therefore anticipated to have a neutral effect on culture, leisure and recreation activities.
Quality housing available to all (SA8)	-	-	-	The option relates to accommodation for employment and is therefore anticipated to have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to accommodation for employment and is therefore anticipated to have a neutral effect on meeting local needs locally. The option will however, support the formation of local/ regional supply chains and may support the vibrancy of city, town and village centres.
ENVIRONMENTAL				
Transport and access (SA10)	✓	✓	✓	The option provides for accessible employment accommodation.
Built environment & land-use (SA11)	?	?	?	The effects of the option are uncertain and will depend on the location of sites, the design of buildings, and whether or not they are accessible situated on brownfield land. The option will promote communities with accessible employment and ensure new developments are accessible by non-car means.
Historic built environment (SA12)	?	?	?	The effects of the option are uncertain and will depend on whether or accommodation for employment is located in close proximity to built heritage/ archaeological resources or their setting and on the design of employment accommodation.
Biodiversity (SA13)	?	?	?	The effects of the option are uncertain and will depend on the location of sites, their proximity to habitats and species or individual features, whether or not they will protect or enhance individual features, include environmental enhancement, or protect the District's rivers.
Minimal pollution levels (SA14)	?	?	?	The effects of the option are uncertain and will depend on the type of employment to be accommodated and on the generation of any associated air, noise, water or light pollution or of any pollution risk. Contaminated land would be cleaned up to the appropriate standard prior to development.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the location of employment accommodation, whether or not they are accessible by non-car means, whether energy efficient measures will be incorporated and whether any sources of renewable energy will be incorporated.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on where employment accommodation is located and whether or not it will incorporate measures to reduce the risk of flooding.
Prudent use of resources (SA17)	?	?	?	The effects of the option are uncertain and will depend on whether water and energy efficient measures will be incorporated into the design of employment accommodation, whether any sources of renewable energy will be incorporated, whether sites will be located on brownfield land, whether measures will be incorporated to reduce waste and whether increased employment activity will take place within constraints of the District's water resource.
Conclusions and Recommendations	<p>The option will have positive economic effect. However, the option should incorporate further definition of 'appropriate' and 'accessible'.</p> <p>The option will have a positive effect on the economy and on transport and access. Further guidance should be included in subsequently produced DPDs and SPDs to ensure that the option will contribute to the availability of good quality employment opportunities for all, ensure employment accommodation will be situated on brownfield land where possible, will not compromise local distinctiveness, built heritage or biodiversity. Any increase in pollution/ greenhouse gases would need further consideration to ensure consideration of the cumulative effects of the option and to ensure an adverse effect on climate change does not occur. Development should be located away from flood risk areas, where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones. New development should also exist within the District's water resource.</p>			

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Land for Employment: Option EL2 – Adopt a flexible approach to employment land uses.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	?	?	?	The effects of the option are unclear as the option may or may not provide for employment on redeveloped employment sites.
Conditions which enable economic growth (SA2)	?	?	?	The effects of the option are unclear as the option may or may not provide for employment land, diversification, and business development on redeveloped employment sites.
SOCIAL				
Education and training opportunities (SA3)	?	?	?	The effects of the option are unclear as the option may or may not provide for education facilities, on redeveloped employment sites.
Conditions to engender good health (SA4)	?	?	?	The effects of the option are unclear as the option may or may not provide for health facilities, on redeveloped employment sites.
Safety & security - people & property (SA5)	-	-	-	The option relates to redeveloped employment sites and is therefore anticipated to have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to redeveloped employment sites and is therefore anticipated to have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	?	?	?	The effects of the option are unclear as the option may or may not provide for culture, leisure or recreation facilities, on redeveloped employment sites.
Quality housing available to all (SA8)	?	?	?	The effects of the option are unclear as the option may or may not provide for housing, on redeveloped employment sites.
Local needs met locally (SA9)	-	-	-	The option relates to redeveloped employment sites and is therefore anticipated to have a neutral effect on meeting local needs locally. The option may support the formation of local/regional supply chains and may support the vibrancy of city, town and village centres, depending on the land-use of redeveloped sites.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option on transport are uncertain and will depend on the location and accessibility of redeveloped employment sites.
Built environment & land-use (SA11)	?	?	?	The effects of the option are uncertain and will depend on the land-use and location of sites, the design of redevelopment, and whether or not sites are accessible by non-car means or situated on brownfield land.
Historic built environment (SA12)	?	?	?	The effects of the option are uncertain and will depend on whether redeveloped employment sites are located in close proximity to built heritage/ archaeological resources or their setting, and on the design of the development and the land-uses of the site.
Biodiversity (SA13)	?	?	?	The effects of the option are uncertain and will depend on the location of sites, their proximity to habitats and species or individual features, the final land-uses of the redeveloped sites, whether or not they will protect or enhance individual features, include environmental enhancement, or protect the District's rivers.
Minimal pollution levels (SA14)	?	?	?	The effects of the option are uncertain and will depend on the type of employment to be accommodated and on the generation of any associated air, noise, water or light pollution or of any pollution risk. Contaminated land would be cleaned up to the appropriate standard prior to development.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on the greenhouse gas emissions/ climate change are uncertain and will depend upon the land-uses on redeveloped sites, the location of sites, whether or not they are accessible by non-car means, whether energy efficient measures will be incorporated and whether any sources of renewable energy will be incorporated.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on where sites are located and whether or not they will incorporate measures to reduce the risk of flooding.
Prudent use of resources (SA17)	?	?	?	The effects of the option are uncertain and will depend on whether water and energy efficient measures will be incorporated into the design of redeveloped sites, whether any sources of renewable energy will be incorporated, whether sites will be located on brownfield land, whether measures will be incorporated to reduce waste and whether new development will take place within constraints of the District's water resource.
Conclusions and Recommendations	In order to increase the sustainability of the option, the wording should be tightened so that need for single or mixed uses is considered on former employment land. The land-use should respond to the needs of the immediate area, for which land-use there is greatest need and to the feasibility of the site in terms of the most appropriate land-use for the location.			

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Land for Employment: Option EL3 – Designate and safeguard specific sites for specific uses.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	✓	✓	✓	The option will provide employment opportunities to match local skills, encourage the development of economies, and support equal employment opportunities.
Conditions which enable economic growth (SA2)	✓	✓	✓	The option will increase the amount of employment land, enable business development/ investment, and set up/ support supply chains. The option may address diversification.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to industrial/ commercial sites and will have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to industrial/ commercial sites and will have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to industrial/ commercial sites and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to industrial/ commercial sites and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to industrial/ commercial sites and will have neutral effect on accessibility to culture, leisure and recreation facilities.
Quality housing available to all (SA8)	-	-	-	The option relates to industrial/ commercial sites and will have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to redeveloped employment sites and is therefore anticipated to have a neutral effect on meeting local needs locally. The option may support the formation of local/ regional supply chains and may support the vibrancy of city, town and village centres, depending on the land-use of redeveloped sites.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option on transport are uncertain and will depend on the location and accessibility of industrial/ commercial sites.
Built environment & land-use (SA11)	?	?	?	The effects of the option are uncertain and will depend on the location of sites, the design of new development, whether or not sites are accessible by non-car means, and situated on brownfield land.
Historic built environment (SA12)	?	?	?	The effects of the option are uncertain and will depend on whether redeveloped sites are located in close proximity to built heritage/ archaeological resources or their setting, and on the design of the development and the land-uses of the site.
Biodiversity (SA13)	?	?	?	The effects of the option are uncertain and will depend on the location of redeveloped sites, their proximity to habitats and species or individual features, the final land-uses of the redeveloped sites, whether or not they will protect or enhance individual features, include environmental enhancement, or protect the District's rivers.
Minimal pollution levels (SA14)	?	?	?	The effects of the option are uncertain and will depend on the type of industrial/ commercial development, on the generation of any associated air, noise, water or light pollution or of any pollution risk. Contaminated land would be cleaned up to the appropriate standard prior to the redevelopment of sites.
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option on greenhouse gas emissions/ climate change are uncertain and will depend upon the location of sites, the types of industrial/ commercial activity, whether or not sites are accessible by non-car means, whether energy efficient measures will be incorporated and whether any sources of renewable energy will be incorporated.

	Nature of Effect			
SA Objective (Abridged)	ST	MT	LT	Commentary
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on where sites are located and whether or not they will incorporate measures to reduce the risk of flooding.
Prudent use of resources (SA17)	?	?	?	The effects of the option are uncertain and will depend on whether water and energy efficient measures will be incorporated into the design of redeveloped sites, whether any sources of renewable energy will be incorporated, whether sites will be located on brownfield land, whether measures will be incorporated to reduce waste and whether redeveloped sites will operate within the constraints of the District's water resource.
Conclusions and Recommendations	This option would enable greater certainty of employment provision in areas of need in the District. In order to increase the sustainability of the option, subsequently produced DPDs and SPDs would need to provide further guidance to ensure new development does not have an adverse effect on transport and access, built environment/ land-use, the historic built environment, biodiversity, existing pollution levels, climate change, and resource use.			

ISSUE 4: THE ENVIRONMENT

Design: Option D1 – All proposals for development to respect their surroundings and promote local distinctiveness.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on employment.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on education
Conditions to engender good health (SA4)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on meeting local needs locally.
ENVIRONMENTAL				
Transport and access (SA10)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on transport.
Built environment & land-use (SA11)	✓	✓	✓	The option will ensure a quality built environment, that new development is well designed, that new development is appropriate to its setting, support local distinctiveness, and encourage high quality design in new buildings.
Historic built environment (SA12)	✓✓	✓✓	✓✓	The option will preserve the character of all elements of the historic built environment and their settings.
Biodiversity (SA13)	✓	✓	✓	The option will provide for the protection of existing priority habitats, individual features, landscapes, and will enhance the environment.
Minimal pollution levels (SA14)	?	?	?	The option may minimise pollution.
Greenhouse gas & climate change (SA15)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on climate change.
Reduce risk of flooding (SA16)	-	-	-	The option relates to local distinctiveness and will have a neutral effect on flooding.
Prudent use of resources (SA17)	-	-	-	The option relates to local distinctiveness and will have an overall neutral effect on resource use. However, the option may have an adverse effect on making efficient use of land (appropriate density) and may increase pressure to develop Greenfield sites.
Conclusions and Recommendations	The option will have a beneficial effect on the built environment/ land-use, the historic built environment, and on biodiversity. Subsequently produced DPDs and SPDs will need to provide further guidance to ensure that the option does not increase pressure to develop Greenfield sites, and that density is increased where appropriate to accommodate the housing and employment needs of the District on brownfield land.			

ISSUE 4: THE ENVIRONMENT

Resource/ Energy Efficiency: Option REF1 – Energy efficiency should form an integral part of design briefs and guides. Planning considerations include site layout, building design, use of materials, use of water and energy supply.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to energy efficiency and will have a neutral effect on employment.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to energy efficiency and will have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to energy efficiency and will have a neutral effect on education
Conditions to engender good health (SA4)	-	-	-	The option relates to energy efficiency and will have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to energy efficiency and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to energy efficiency and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to energy efficiency and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)	-	-	-	The option relates to energy efficiency and will have an overall neutral effect on housing. However, the option will improve energy efficiency and insulation in housing and increase sustainable design and the use of sustainable materials.
Local needs met locally (SA9)	-	-	-	The option relates to energy efficiency and will have a neutral effect on meeting local needs locally.
ENVIRONMENTAL				
Transport and access (SA10)	-	-	-	The option relates to energy efficiency and will have a neutral effect on transport.
Built environment & land-use (SA11)	-	-	-	The option relates to energy efficiency and will have an overall neutral effect on the built environment/ on land-use. However, the option will improve the resource efficiency of buildings.
Historic built environment (SA12)	?	?	?	The effects of the option on the historic built environment are uncertain. The option may require developments to incorporate measures, such as double glazing, which will have an adverse effect on the character or setting of historic features, such as Listed Buildings.
Biodiversity (SA13)	-	-	-	The option relates to energy efficiency and will have a neutral effect on biodiversity.
Minimal pollution levels (SA14)	-	-	-	The option relates to energy efficiency and will have an overall neutral effect. However, the option will include measures to reduce pollution.
Greenhouse gas & climate change (SA15)	✓	✓	✓	The option will address greenhouse gas emissions from domestic, commercial and industrial sources, will increase energy efficiency in all sectors, will implement adaptation measures for the likely effects of climate change, and will increase the amount of energy from renewable sources.
Reduce risk of flooding (SA16)	-	-	-	The option relates to energy efficiency and will have an overall neutral effect on flooding.
Prudent use of resources (SA17)	✓	✓	✓	The option will increase efficiency in material use, increase awareness of resource efficiency, reduce the use of non-renewable resources, and ensure that new development exists within the constraints of the District's water resources.
Conclusions and Recommendations	The option may be improved by including additional detail on the accessibility of new development, the efficient use of land and on the reduction of waste. The effect of the option on the historic built environment and its setting will also need to be considered.			

ISSUE 4: THE ENVIRONMENT

Resource/ Energy Efficiency: Option REF2 – 10% of the energy required by large new residential, commercial or industrial developments to be generated by on-site renewable sources.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to renewable energy production and will have a neutral effect on employment.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to renewable energy production and will have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to renewable energy production and will have a neutral effect on education
Conditions to engender good health (SA4)	-	-	-	The option relates to renewable energy production and will have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to renewable energy production and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to renewable energy production and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to renewable energy production and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)	-	-	-	The option relates to renewable energy production and will have an overall neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to renewable energy production and will have a neutral effect on meeting local needs locally.
ENVIRONMENTAL				
Transport and access (SA10)	-	-	-	The option relates to renewable energy production and will have a neutral effect on transport.
Built environment & land-use (SA11)	-	-	-	The option relates to renewable energy production and will have an overall neutral effect on the built environment/ on land-use. However, the option will improve the resource efficiency of buildings.
Historic built environment (SA12)	x	x	x	The option may result in developments incorporating measures such as photovoltaic panels or wind turbines, which may have an adverse effect on the character or setting of historic features.
Biodiversity (SA13)	-	-	-	The option relates to renewable energy production and will have an overall neutral effect on biodiversity.
Minimal pollution levels (SA14)	-	-	-	The option relates to renewable energy production and will have an overall neutral effect. However, the option will reduce the potential for air pollution from traditional energy sources.
Greenhouse gas & climate change (SA15)	✓	✓	✓	The option will reduce greenhouse gas emissions from domestic, commercial and industrial sources, increase energy efficiency, implement adaptation measures to address climate change, and increase the amount of energy generated from renewable sources.
Reduce risk of flooding (SA16)	-	-	-	The option relates to renewable energy production and will have an overall neutral effect on flooding.
Prudent use of resources (SA17)	-	-	-	The option will have an overall neutral effect. However, it will increase efficiency in raw material use, develop renewable energy/ resources, and reduce the use of non renewable resources.
Conclusions and Recommendations	<p>The option may have an adverse effect on the historic built environment. This will need to be addressed in the option or in subsequently produced DPDs and SPDs, to ensure that benefits relating to greenhouse gas emissions and climate change do not result in adverse effects on built heritage. The option may be improved by including additional detail on the accessibility of new development, the efficient use of land, on the reduction of waste, and on water use.</p> <p>Future DPDs and SPDs will need to consider the embodied energy required in constructing on-site renewable energy sources.</p>			

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Flooding: Option F1 – Development should be directed to areas with the lowest probability of flooding, regardless of other sustainability criteria.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to flooding and will have a neutral effect on employment.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to flooding and will have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to flooding and will have a neutral effect on education
Conditions to engender good health (SA4)	-	-	-	The option relates to flooding and will have a neutral effect on health.
Safety & security - people & property (SA5)	-	-	-	The option relates to flooding and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to flooding and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to flooding and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)	-	-	-	The option will have an overall neutral effect. However, the option may prevent appropriate housing for local needs, and increased housing provision in the main District centres.
Local needs met locally (SA9)	-	-	-	The option relates to flooding and will have a neutral effect on meeting local needs locally.
ENVIRONMENTAL				
Transport and access (SA10)	-	-	-	The option relates to flooding and will have a neutral effect on transport and access.
Built environment & land-use (SA11)	-	-	-	The option relates to flooding and will have an overall neutral effect on the built environment/ land-use. However, the option will prevent inappropriate development in flood zones.
Historic built environment (SA12)	?	?	?	The effects of the option are uncertain. The option may adversely affect the character and setting of built heritage if sites on or adjacent to resources are identified as suitable for development. Restricting development to the areas of lowest probability of flooding is likely to increase the density of development on sites out of flood risk areas.
Biodiversity (SA13)	?	?	?	The effects of the option are uncertain. The option may adversely affect biodiversity and landscape if sites on or adjacent to resources are identified as suitable for development. Restricting development to the areas of lowest probability of flooding is likely to increase the density of development on sites out of flood risk areas.
Minimal pollution levels (SA14)	-	-	-	The option relates to flooding and will have a neutral effect on pollution levels.
Greenhouse gas & climate change (SA15)	-	-	-	The option relates to flooding and will have a neutral effect on greenhouse gases/ climate change. However, the option will plan and implement adaptation measures for the likely effects of climate change.
Reduce risk of flooding (SA16)	✓✓	✓✓	✓✓	The option will reduce risk from flooding, direct development away from flood risk areas, and prevent inappropriate development in flood zones.
Prudent use of resources (SA17)	-	-	-	The option relates to flooding and will have a neutral effect on resources. However, the option may not make efficient use of land.
Conclusions and Recommendations	The option will have a major beneficial effect on flood risk. Built heritage and biodiversity will need to be addressed in other policies of the Core Strategy or in subsequently produced DPDs and SPDs so that the option does not have an adverse effect on these aspects of sustainability.			

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Flooding: Option F2 – Other sustainability criteria to be given equal or greater weight than flooding, provided adequate mitigation measures are incorporated in the design and layout of new development to minimise the risk of flooding.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	?	?	?	The effects of the option are uncertain and will depend on whether employment need will be prioritised over flooding.
Conditions which enable economic growth (SA2)	?	?	?	The effects of the option are uncertain and will depend on whether economic growth will be prioritised over flooding.
SOCIAL				
Education and training opportunities (SA3)	?	?	?	The effects of the option are uncertain and will depend on whether education and training will be prioritised over flooding.
Conditions to engender good health (SA4)	?	?	?	The effects of the option are uncertain and will depend on whether health will be prioritised over flooding.
Safety & security - people & property (SA5)	-	-	-	The option relates to flooding and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to flooding and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	?	?	?	The effects of the option are uncertain and will depend on whether accessibility to CLR activities will be prioritised over flooding.
Quality housing available to all (SA8)	?	?	?	The effects of the option are uncertain and will depend on whether housing will be prioritised over flooding.
Local needs met locally (SA9)	-	-	-	The option relates to flooding and will have a neutral effect on meeting local needs locally.
ENVIRONMENTAL				
Transport and access (SA10)	?	?	?	The effects of the option are uncertain and will depend on whether transport and access will be prioritised over flooding.
Built environment & land-use (SA11)	?	?	?	The effects of the option are uncertain and will depend on whether the built environment/ land-use will be prioritised over flooding.
Historic built environment (SA12)	?	?	?	The effects of the option are uncertain and will depend on whether the historic built environment will be prioritised over flooding.
Biodiversity (SA13)	?	?	?	The effects of the option are uncertain and will depend on whether biodiversity will be prioritised over flooding.
Minimal pollution levels (SA14)	-	-	-	The option relates to flooding and will have a neutral effect on pollution levels.
Greenhouse gas & climate change (SA15)	-	-	-	The option relates to flooding and will have a neutral effect on greenhouse gases/ climate change. However, the option will plan and implement adaptation measures for the likely effects of climate change.
Reduce risk of flooding (SA16)	-	-	-	The option will have a neutral effect on flooding as it will not direct development away from flood risk areas, but will reduce risk from flooding by incorporating adequate mitigation measures.
Prudent use of resources (SA17)	-	-	-	The option will have an overall neutral effect on resource use. However, it is uncertain as to whether the option will make good use of land.
Conclusions and Recommendations	The uncertain effects of the option may be reduced through altering the wording of the option to make it more specific with regard to which sustainability criteria will be given equal weight and which will be given greater weight, than flood risk. Potentially, the option may be very sustainable as it will enable development to take place which will contribute to the viability of the District, may address housing need or economic growth whilst incorporating consideration for and measures to address, flood risk.			

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Rural Development: Option RDEV1 – Restrictive approach to development in the countryside.					
SA (Abridged)	Objective	Nature of Effect			Commentary
		ST	MT	LT	
ECONOMIC					
Employment opportunities (SA1)		xx	xx	xx	The option will have an adverse effect on 5 of the 6 sub-objectives as it will not provide employment opportunities, encourage the development of economies, promote or support equal opportunities in employment, offer employment opportunities to disadvantaged groups or ensure employment opportunities are accessible via public transport.
Conditions which enable economic growth (SA2)		xx	xx	xx	The option will have an adverse effect on 7 of the 10 sub-objectives as it will not increase the amount of employment land, encourage diversification, maximise local skills, enable investment, support local supply chains, or encourage the growth of the tourism sector.
SOCIAL					
Education and training opportunities (SA3)		-	-	-	The option relates to development in the countryside and will have an overall neutral effect on education. However, the option may prevent an adequate number of school places being provided.
Conditions to engender good health (SA4)		-	-	-	The option relates to development in the countryside and will have an overall neutral effect on health. However, the option may prevent equitable access to health services.
Safety & security - people & property (SA5)		-	-	-	The option relates to development in the countryside and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)		-	-	-	The option relates to development in the countryside and will have an overall neutral effect on communities. However, the option will not improve or increase community facilities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)		-	-	-	The option relates to development in the countryside and will have an overall neutral effect on accessibility to CLR facilities. However, the option will not increase the provision of CLR facilities and will not provide recreation facilities for walkers, cyclists and riders.
Quality housing available to all (SA8)		-	-	-	The option will have an overall neutral effect on housing. However, the option will not provide appropriate housing for local needs, make housing available to all, or enable people to obtain tenancies.
Local needs met locally (SA9)		-	-	-	The option will have an overall neutral effect on meeting local needs locally. However, the option will not support local supply chains, or support the vibrancy of village centres.
ENVIRONMENTAL					
Transport and access (SA10)		?	?	?	The effects of the option on transport are uncertain. The option may not reduce the need to travel if facilities required by rural communities are not provided.
Built environment & land-use (SA11)		?	?	?	The effects of the option are uncertain. The option may not promote the development of communities with accessible services and facilities, however, it will support local distinctiveness.
Historic built environment (SA12)		?	?	?	The effects of the option are uncertain. The option will have a beneficial effect on the built heritage/ archaeological resources in the countryside through preserving their appearance and setting. However, the option may have an adverse effect on the appearance and setting of built heritage resources located in urban areas as the option will encourage urban development.
Biodiversity (SA13)		✓	✓	✓	The option will have a major beneficial effect on the biodiversity through protecting existing priority habitats and species, individual features, rural landscapes, and will contribute to the protection of the District's rivers. The option will not contribute to the cleaning up of contaminated land.
Minimal pollution levels (SA14)		✓	✓	✓	The option will reduce the potential for future air, water, noise, and light pollution and will reduce the risk of pollution incidents and environmental accidents.
Greenhouse gas & climate change (SA15)		-	-	-	The option development in the countryside and will have a neutral effect on greenhouse gas emissions and climate change.

	Nature of Effect			
SA Objective (Abridged)	ST	MT	LT	Commentary
Reduce risk of flooding (SA16)	?	?	?	The effects of the option on flooding are uncertain.
Prudent use of resources (SA17)	-	-	-	The option will have an overall neutral effect on resource use. However, it will conserve Greenfield land.
Conclusions and Recommendations	The option will have a positive effect on biodiversity and on minimising pollution. However the option will have a major adverse effect on employment opportunities and economic growth and is likely to compromise the vitality and viability of rural areas. This option is not sustainable.			

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Rural Development: Option RDEV2 – Scope for small scale local needs housing and local employment/ services development in the countryside.					
		Nature of Effect			
SA (Abridged)	Objective	ST	MT	LT	Commentary
ECONOMIC					
Employment opportunities (SA1)		✓✓	✓✓	✓✓	The option will provide employment opportunities for the local workforce, encourage the development of economies, promote/ support equal employment opportunities, and offer employment opportunities to disadvantaged groups. It is unknown whether or not the option will promote healthy working lives or ensure employment opportunities are accessible by public transport.
Conditions which enable economic growth (SA2)		✓	✓	✓	The option will increase the amount of employment land in the District, encourage diversification, enable investment and business development, and set up/ support local and regional supply chains.
SOCIAL					
Education and training opportunities (SA3)		✓	✓	✓	The option will provide for adequate education provision, promote learning, improve levels of basic skills, and build the capacity of individuals.
Conditions to engender good health (SA4)		-	-	-	The option relates to development in the countryside and will have an overall neutral effect on health. The option may improve the quality of health services by increasing provision.
Safety & security - people & property (SA5)		-	-	-	The option relates to development in the countryside and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)		-	-	-	The option relates to development in the countryside and will have an overall neutral effect on communities. However, the option will build community capital, and improve and increase community facilities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)		-	-	-	The option relates to development in the countryside and will have an overall neutral effect on accessibility to CLR facilities. However, the option will increase provision of CLR facilities and may provide facilities for walkers, cyclists and riders and address the shortfall of recreation open space.
Quality housing available to all (SA8)		?	?	?	The effects of the option are uncertain. The option will provide appropriate housing for local needs, however it is unknown as to whether or not the option will make housing available to all, enable people to obtain and maintain tenancies, improve energy efficiency, or increase use of sustainable design.
Local needs met locally (SA9)		-	-	-	The option will have an overall neutral effect on meeting local needs locally. However, the option will support supply chains and the vibrancy of village centres.
ENVIRONMENTAL					
Transport and access (SA10)		?	?	?	The effects of the option on transport are uncertain and will depend on the location of services and facilities, on public transport provision and on any facilities provided for pedestrians and cyclists, such as cycle paths.
Built environment & land-use (SA11)		?	?	?	The effects of the option are uncertain and will depend on the accessibility of services and facilities, the design of new development, and the location of new development. The option will support local distinctiveness as development will be appropriate to the scale of the settlement.
Historic built environment (SA12)		?	?	?	The effects of the option on the historic built environment are uncertain and will depend on the design of new development and whether or not it is within close proximity to built heritage resources or their settings.
Biodiversity (SA13)		?	?	?	The effects of the option on biodiversity are uncertain and will depend on where new development is located, whether or not there are priority species/ habitats/ natural resources in close proximity, what type of development is permitted, whether development will incorporate environmental enhancement, or have an effect on the District's rivers.
Minimal pollution levels (SA14)		?	?	?	The effects of the option are uncertain and will depend on the location of development, the types of development that are permitted and their potential for air, noise, light and water pollution, and on the design of development. However the option is likely to clean up contaminated land to the appropriate standard.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	?	?	?	The effects of the option are uncertain and will depend on the location of new development, the types of development permitted, whether buildings be energy efficient or incorporate renewable sources of energy.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option on flooding are uncertain and will depend on the location of development and on the types of development permitted in flood risk areas.
Prudent use of resources (SA17)	?	?	?	The effects of the option are uncertain and will depend on the design of new development, whether renewable energy sources are incorporated, whether development will make good use of land, reduce use of renewable resources and exist within the constraints of the District's water resource.
Conclusions and Recommendations	<p>The principles of the option are sustainable and will support the vitality and vibrancy of rural areas. The option will have a major positive effect on employment and a minor positive effect on economic growth and on education.</p> <p>The sustainability of the option should be improved by including further detail/ guidance to ensure employment, services and facilities are accessible by non-car means, an appropriate range of housing is provided, and that new development does not compromise built heritage or biodiversity resources. Development should be located away from flood risk areas where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones. New development will also need to exist within the constraints of the District's water resource. This could be provided either in the wording of the policy itself or in subsequently produced DPDs and SPDs.</p>			

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Green Belt: Option GB1 – Green belt boundaries will not be reviewed in the period covered by the Core Strategy unless exceptional local circumstances arise.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option will have a neutral effect on employment as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances.
Conditions which enable economic growth (SA2)	-	-	-	The option will have a neutral effect on economic growth as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option will have a neutral effect on education as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances.
Conditions to engender good health (SA4)	-	-	-	The option will have a neutral effect on health as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances.
Safety & security - people & property (SA5)	-	-	-	The option relates to Green Belt and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option will have a neutral effect on communities as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option will have a neutral effect on accessibility to CLR facilities as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances.
Quality housing available to all (SA8)	-	-	-	The option will have a neutral effect on housing as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances.
Local needs met locally (SA9)	-	-	-	The option will have a neutral effect on meeting local needs locally as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances.
ENVIRONMENTAL				
Transport and access (SA10)	-	-	-	The option relates to the Green Belt and will have a neutral effect on transport and access.
Built environment & land-use (SA11)	-	-	-	The option will have a neutral effect on the built environment/ land-use as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances. However, the option may support local distinctiveness.
Historic built environment (SA12)	-	-	-	The option will have a neutral effect on the historic built environment as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances.
Biodiversity (SA13)	?	?	?	The effects of the option on biodiversity are uncertain. The option may protect biodiversity and natural resources. However, it may increase pressure to develop on Greenfield sites out of the Green Belt.
Minimal pollution levels (SA14)	-	-	-	The option relates to the Green Belt and will have a neutral effect on pollution levels.
Greenhouse gas & climate change (SA15)	-	-	-	The option relates to Green Belt land and will have a neutral effect on greenhouse gas emissions/ climate change.

	Nature of Effect			
SA Objective (Abridged)	ST	MT	LT	Commentary
Reduce risk of flooding (SA16)	-	-	-	The option will have a neutral effect on the built environment/ land-use as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances.
Prudent use of resources (SA17)	-	-	-	The option will have a neutral effect on the built environment/ land-use as the RSS concentrates development in the Selby area which is not affected by Green Belt considerations and the option does provide for exceptional local circumstances. The option may, however, contribute to ensuring appropriate density of development.
Conclusions and Recommendations	The option will have an overall neutral effect on principles of sustainability as it will not change the current condition of development being concentrated in the Selby area which is not affected by Green Belt considerations.			

ISSUE 5: TRAVEL AND ACCESSIBILITY

Parking: Option P0 No change to existing policy stance – Long and short-stay parking provision to remain the same.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to parking provision and will have a neutral effect on employment.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to parking provision and will have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to parking provision and will have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to parking provision and will have a neutral effect on health services.
Safety & security - people & property (SA5)	-	-	-	The option relates to parking provision and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to parking provision and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to parking provision and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)	-	-	-	The option relates to parking provision and will have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to parking provision and will have a neutral effect on local needs being met locally. However, the option may support the vibrancy of city, town and village centres.
ENVIRONMENTAL				
Transport and access (SA10)	-	-	-	The option will have an overall neutral effect. However, it will not support less car use and will maintain the current situation which may not make the transport environment attractive to non-car users. It is also unlikely to encourage employers to develop green travel plans for staff travel.
Built environment & land-use (SA11)	-	-	-	The option will have an overall neutral effect on built environment/ land-use. However the option may not ensure new developments are accessible without the use of a car.
Historic built environment (SA12)	-	-	-	The option relates to parking provision and will have a neutral effect on the historic built environment.
Biodiversity (SA13)	-	-	-	The option relates to parking provision and will have a neutral effect on biodiversity.
Minimal pollution levels (SA14)	-/x	-/x	-/x	The option will have a neutral to minor adverse effect on pollution as it will not reduce air or noise pollution from current activities or the potential for such pollution. The option will also not raise awareness about pollution and its effects or include measures to reduce pollution.
Greenhouse gas & climate change (SA15)	-	-	-	The option will have an overall neutral effect on greenhouse gas emissions and climate change. However it will not reduce greenhouse gas emissions from transport.
Reduce risk of flooding (SA16)	-	-	-	The option relates to parking provision and will have a neutral effect on flooding.
Prudent use of resources (SA17)	-	-	-	The option relates to parking provision and will have a neutral effect on resource use.
Conclusions and Recommendations	The option will not reduce traffic-generated pollution, development accessible without the use of a car, or support less car use. It will maintain the current situation of long-stay car-parking being occupied by town centre employees.			

ISSUE 5: TRAVEL AND ACCESSIBILITY

Parking: Option P1 – Consistent approach to parking in town centres with implementation of the following: Maximum parking standards in new developments; the use of Controlled Parking Zones; a reduction of on-street parking to maximise pedestrianisation with high quality walking and cycling networks and environmental improvements; park and ride facilities coupled with increased use of public transport; consideration of controlling private, non-residential parking by the introduction of parking levies; parking charges that are related to demand and to the strength of the local economy with differential pricing being used to discourage all day parking.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to parking provision and will have a neutral effect on employment. However the option will contribute to employment opportunities being accessible by public transport.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to parking provision and will have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to parking provision and will have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to parking provision and will have a neutral effect on health services.
Safety & security - people & property (SA5)	-	-	-	The option relates to parking provision and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to parking provision and will have a neutral effect on communities. However the option will increase transport facilities for communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	✓	✓	✓	The option may increase non-car based access to CLR activities, participation in CLR activities by enabling more people to access these facilities, may improve access to CLR facilities which engender health, quality of life and learning, and will improve facilities for walkers and cyclists.
Quality housing available to all (SA8)	-	-	-	The option relates to parking provision and will have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to parking provision and will have an overall neutral effect on local needs being met locally. However, the option may support the vibrancy of city, town and village centres through increasing accessibility for non-car users as well as car users.
ENVIRONMENTAL				
Transport and access (SA10)	✓✓	✓✓	✓✓	The option will improve public transport, provide alternatives to car-based transport, support less car-use, improve access to facilities and opportunities for all groups, make the transport environment attractive to non-car users, and may encourage employers to develop green travel plans for staff travel.
Built environment & land-use (SA11)	-	-	-	The option relates to parking provision and will have a neutral effect on built environment/land-use but may contribute to the development of communities with accessible services and facilities and may increase the number of new developments accessible by public transport.
Historic built environment (SA12)	-	-	-	The option relates to parking provision and will have a neutral effect on the historic built environment.
Biodiversity (SA13)	-	-	-	The option relates to parking provision and will have a neutral effect on biodiversity.
Minimal pollution levels (SA14)	-	-	-	The option will have an overall neutral effect. However, it may contribute to the reduction of air and noise pollution, and raise awareness about pollution.
Greenhouse gas & climate change (SA15)	-	-	-	The option will have an overall neutral effect on greenhouse gas emissions and climate change. However it may reduce greenhouse gas emissions from transport and implement adaptation measures for the likely effects of climate change.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Reduce risk of flooding (SA16)	-	-	-	The option relates to parking provision and will have a neutral effect on flooding.
Prudent use of resources (SA17)	-	-	-	The option relates to parking provision and will have a neutral effect on resource use.
Conclusions and Recommendations	The option will have a major beneficial effect on transport and access, through improving public transport and facilities for pedestrians and cyclists. It will also have a minor beneficial effect on accessibility to CLR facilities by increasing access for all. The option will support less car-use and increase access for non-car users. It is more sustainable than option P0.			

ISSUE 5: TRAVEL AND ACCESSIBILITY

Parking: Option P2 – Progressive change in the balance between long and short stay parking, with a review of the position in Tadcaster and Sherburn as to whether more emphasis needs to be applied to short term parking.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to parking provision and will have a neutral effect on employment.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to parking provision and will have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to parking provision and will have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to parking provision and will have a neutral effect on health services.
Safety & security - people & property (SA5)	-	-	-	The option relates to parking provision and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to parking provision and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to parking provision and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)	-	-	-	The option relates to parking provision and will have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to parking provision and will have a neutral effect on local needs being met locally.
ENVIRONMENTAL				
Transport and access (SA10)	-	-	-	The option will have a neutral effect on transport, as it will not affect need to travel, alternatives to car-travel, access to opportunities, facilities for non-car users or green travel plans.
Built environment & land-use (SA11)	-	-	-	The option relates to parking provision and will have a neutral effect on the built environment/ land-use.
Historic built environment (SA12)	-	-	-	The option relates to parking provision and will have a neutral effect on the historic built environment.
Biodiversity (SA13)	-	-	-	The option relates to parking provision and will have a neutral effect on biodiversity.
Minimal pollution levels (SA14)	-	-	-	The option relates to parking provision and will have a neutral effect on minimising pollution levels. However, the effects on air pollution levels are uncertain. Reducing the amount of long-stay parking may encourage town-centre employees to seek alternative methods of transport to the private car, although this will depend on other factors such as public transport provision or facilities for cyclists.
Greenhouse gas & climate change (SA15)	-	-	-	The option will have an overall neutral effect on greenhouse gas emissions and climate change.
Reduce risk of flooding (SA16)	-	-	-	The option relates to parking provision and will have a neutral effect on flooding.
Prudent use of resources (SA17)	-	-	-	The option relates to parking provision and will have a neutral effect on resource use.
Conclusions and Recommendations	The option alone will not have an effect on any of the SA Objectives/ sub-objectives, and therefore, option P1 would be the more sustainable option. To improve the sustainability of option P2, further guidance on aspects including public transport, facilities for pedestrians and cyclists, and traffic calming measures would need to be incorporated.			

ISSUE 5: TRAVEL AND ACCESSIBILITY

Public Transport: Option PT0 No change to existing policy stance – Park and ride provision at rail stations to remain the same.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option relates to park and ride provision and will have a neutral effect on employment.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to park and ride provision and will have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to park and ride provision and will have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to park and ride provision and will have a neutral effect on health services.
Safety & security - people & property (SA5)	-	-	-	The option relates to park and ride provision and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to park and ride provision and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to park and ride provision and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)	-	-	-	The option relates to park and ride provision and will have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to park and ride provision and will have a neutral effect on local needs being met locally.
ENVIRONMENTAL				
Transport and access (SA10)	✓	✓	✓	The option will provide alternatives to car-based transport, and support less car use. The option may also reduce the need to travel by means other than the car and improve access to opportunities and facilities.
Built environment & land-use (SA11)	-	-	-	The option relates to park and ride provision and will have a neutral effect on the built environment/ land-use.
Historic built environment (SA12)	-	-	-	The option relates to park and ride provision and will have a neutral effect on the historic built environment.
Biodiversity (SA13)	-	-	-	The option relates to park and ride provision and will have a neutral effect on biodiversity.
Minimal pollution levels (SA14)	-	-	-	The option relates to park and ride provision and will have an overall neutral effect on pollution. However, the option may reduce air pollution through reducing the number of vehicles on the road.
Greenhouse gas & climate change (SA15)	-	-	-	The option will have an overall neutral effect on greenhouse gas emissions and climate change. However, it will reduce greenhouse gas emissions from transport and plan adaptation measures for climate change.
Reduce risk of flooding (SA16)	-	-	-	The option relates to park and ride provision and will have a neutral effect on flooding.
Prudent use of resources (SA17)	-	-	-	The option relates to park and ride provision and will have a neutral effect on resource use. However, it will increase efficiency in raw material use.
Conclusions and Recommendations	The option will have a minor positive effect on transport and access. However, the option will not expand existing provision or the services and facilities accessible, and therefore the beneficial effects of the option are limited. Further measures to reduce the need to travel/ reduce car use and increase the services and facilities accessible from park and ride services would increase the sustainability of this option.			

ISSUE 5: TRAVEL AND ACCESSIBILITY

Public Transport: Option PT1 – Provision of additional park and ride facilities at rail stations in line with schemes to promote public transport for commuters.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	-	-	-	The option will have an overall neutral effect on employment opportunities. However, it will ensure employment opportunities are accessible by public transport.
Conditions which enable economic growth (SA2)	-	-	-	The option relates to park and ride provision and will have a neutral effect on economic growth.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to park and ride provision and will have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to parking provision and will have a neutral effect on health services.
Safety & security - people & property (SA5)	-	-	-	The option relates to park and ride provision and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to park and ride provision and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to park and ride provision and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)	-	-	-	The option relates to park and ride provision and will have a neutral effect on housing.
Local needs met locally (SA9)	-	-	-	The option relates to park and ride provision and will have a neutral effect on local needs being met locally.
ENVIRONMENTAL				
Transport and access (SA10)	✓✓	✓✓	✓✓	The option will reduce the need to travel by means other than the private car, will provide alternatives to non-car based transport, will support less car-use, and will improve access to opportunities and facilities. It may also make the transport environment more attractive to non-car users through reducing the number of vehicles on the road, and encourage employers to develop green travel plans for staff travel.
Built environment & land-use (SA11)	-	-	-	The option relates to park and ride provision and will have an overall neutral effect on the built environment/ land-use. However, the option may promote the development of communities with accessible employment.
Historic built environment (SA12)	?	?	?	The effects of the option on the historic built environment are uncertain and will depend on the location of additional park and ride facilities and whether or not they are in close proximity to built heritage resources or their settings.
Biodiversity (SA13)	?	?	?	The effects of the option on biodiversity are uncertain and will depend on the location of additional park and ride facilities and whether or not they are in close proximity to biodiversity resources.
Minimal pollution levels (SA14)	-	-	-	The option relates to park and ride provision and will have an overall neutral effect on pollution. However, the option may reduce air pollution through reducing the number of vehicles on the road.
Greenhouse gas & climate change (SA15)	-	-	-	The option will have an overall neutral effect on greenhouse gas emissions and climate change. However, it will reduce greenhouse gas emissions from transport and plan adaptation measures for climate change.
Reduce risk of flooding (SA16)	-	-	-	The option relates to park and ride provision and will have a neutral effect on flooding.
Prudent use of resources (SA17)	-	-	-	The option relates to park and ride provision and will have a neutral effect on resource use. However, it will increase efficiency in raw material use.
Conclusions and Recommendations	The option will have a major beneficial effect on transport and access and is more sustainable than option PT0. The uncertain effects of the option could be addressed by including wording to ensure that additional facilities do not have an adverse effect on the historic built environment or biodiversity. The sustainability of the option could be increased by ensuring services extend the range of facilities that are accessible by park and ride services, such as shopping and leisure, as well as employment.			

ISSUE 6: SPATIAL OPTIONS

Spatial Alternatives: Option SALT1 – Concentrate housing and employment growth in Selby Town and adjoining parishes, with more limited development in the Local Service Centres of Sherburn-in-Elmet and Tadcaster. Development in other settlements is to be strictly limited.					
		Nature of Effect			
SA (Abridged)	Objective	ST	MT	LT	Commentary
ECONOMIC					
Employment opportunities (SA1)		✓✓	✓✓	✓✓	The option will provide employment opportunities that match the skills of the local workforce, encourage employment opportunities in areas which have suffered economic decline/ with above average unemployment, promote or support equal employment opportunities, offer employment opportunities to disadvantaged groups, and is likely to ensure employment opportunities are accessible by public transport.
Conditions which enable economic growth (SA2)		✓	✓	✓	The option will increase the amount of employment land in the District, maximise local skills, enable investment, set up and support supply chains, and may encourage the growth of the tourism sector. However, it will not encourage rural diversification.
SOCIAL					
Education and training opportunities (SA3)		-	-	-	The option relates to housing and employment and will have a neutral effect on education.
Conditions to engender good health (SA4)		-	-	-	The option relates to housing and employment and will have a neutral effect on health services.
Safety & security - people & property (SA5)		-	-	-	The option relates to housing and employment and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)		-	-	-	The option relates to housing and employment and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)		-	-	-	The option relates to housing and employment and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)		✓	✓	✓	The option will increase housing provision in the main District centres of Selby, Tadcaster and Sherburn-in-Elmet, make housing available to all, and enable people to obtain tenancies. Whether or not the option will improve the quality of housing stock, improve the energy efficiency of housing or increase the use of sustainable design will depend on the design of the housing provided.
Local needs met locally (SA9)		-	-	-	The option relates to housing and employment and will have an overall neutral effect on local needs being met locally. However, the option will support the formation and use of supply chains, and the vibrancy of town centres.
ENVIRONMENTAL					
Transport and access (SA10)		✓✓	✓✓	✓✓	The option will reduce the need to travel, provide alternatives to car-based transport, support less car use, improve access to opportunities and facilities, and encourage employers to develop green travel plans.
Built environment & land-use (SA11)		✓	✓	✓	The option will promote the development of communities with accessible services and facilities, may ensure new developments are accessible without the use of a car, will ensure the scale of development is appropriate to its setting, support local distinctiveness and encourage the development of Greenfield sites.
Historic built environment (SA12)		?	?	?	The effects of the option on built heritage are unknown. Increasing the density of development in the major settlements may have an adverse effect on the historic built environment and its setting.
Biodiversity (SA13)		-	-	-	The option relates to housing and employment and will have an overall neutral effect on biodiversity. However, the option will protect priority habitats, individual features and landscapes as it will direct development away from rural areas.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Minimal pollution levels (SA14)	?	?	?	The effects of the option on pollution are uncertain. The option will clean up contaminated land to the appropriate standard. It will increase air, water, noise and light pollution and the risk of pollution incidents in the main settlements and reduce it in rural areas.
Greenhouse gas & climate change (SA15)	-	-	-	The option will have an overall neutral effect on greenhouse gas emission and climate change. It is uncertain whether or not the option will reduce greenhouse gas emissions from transport.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on the design of development and on any measures incorporated to reduce flood risk. The option will not direct development away from flood risk areas.
Prudent use of resources (SA17)	-	-	-	The option will have an overall neutral effect on resource use. However, it will make efficient use of land by directing development to larger settlements, which will promote an appropriate density of development and development on brownfield sites.
Conclusions and Recommendations	<p>The option will have a major positive effect on employment opportunities and on transport and access. The option will also have a minor positive effect on economic growth, housing, and on built environment and land-use. The option will have no adverse effects and the results of the appraisal demonstrate SALT1 to be the most sustainable spatial option.</p> <p>SALT1 is in accordance with the approach of the Regional Spatial Strategy which directs the bulk of new development to the larger settlements of the Region. The option will concentrate development in the Selby area, close to existing services, which is likely to secure increased economic growth through resource utilisation, land availability, and market demand and is likely to produce higher levels of economic growth than the more dispersed options, SALT3 and SALT4. In addition, the option will capitalise on previous infrastructure investment, including the bypass.</p> <p>The option is likely to ensure the quantity of housing required in the District is obtained; however, it would be less sensitive to local need than options SALT3 and SALT4.</p> <p>Concentrating development in Selby is likely to increase access to services and facilities and housing and employment will be directed at already established areas. Public transport provision is also likely to be available. With regard to transport, the option will limit further growth of commuting by providing accessible housing and employment in Selby.</p> <p>Further guidance to ensure the viability of rural areas is maintained, to encourage rural diversification, to protect built heritage and biodiversity resources, to ensure the option does not have an adverse pollution effect in parts of the District, and to incorporate renewable energy into new development, should be included in the Core Strategy DPD or in subsequently produced DPDs or SPDs. Development should be located away from flood risk areas, where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones.</p>			

ISSUE 6: SPATIAL OPTIONS

Spatial Alternatives: Option SALT2 – Concentrate the highest proportion of growth in Selby, but with a larger proportion distributed between the Local Service Centres of Sherburn-in-Elmet and Tadcaster than in option SALT1. Development in other settlements to be strictly limited.					
SA (Abridged)	Objective	Nature of Effect			Commentary
		ST	MT	LT	
ECONOMIC					
Employment opportunities (SA1)		✓✓	✓✓	✓✓	The option will provide employment opportunities that match the skills of the local workforce, encourage employment opportunities in areas which have suffered economic decline/ with above average unemployment, promote or support equal employment opportunities, offer employment opportunities to disadvantaged groups, and is likely to ensure employment opportunities are accessible by public transport.
Conditions which enable economic growth (SA2)		✓	✓	✓	The option will increase the amount of employment land in the District, maximise local skills, enable investment, set up and support supply chains, and may encourage the growth of the tourism sector. However, it will not encourage rural diversification.
SOCIAL					
Education and training opportunities (SA3)		-	-	-	The option relates to housing and employment and will have a neutral effect on education.
Conditions to engender good health (SA4)		-	-	-	The option relates to housing and employment and will have a neutral effect on health services.
Safety & security - people & property (SA5)		-	-	-	The option relates to housing and employment and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)		-	-	-	The option relates to housing and employment and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)		-	-	-	The option relates to housing and employment and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)		✓	✓	✓	The option will increase housing provision in the main District centres of Selby, Tadcaster and Sherburn-in-Elmet, make housing available to all, and enable people to obtain tenancies. Whether or not the option will improve the quality of housing stock, improve the energy efficiency of housing or increase the use of sustainable design will depend on the design of the housing provided.
Local needs met locally (SA9)		-	-	-	The option relates to housing and employment and will have an overall neutral effect on local needs being met locally. However, the option will provide for employment and housing in smaller settlements.
ENVIRONMENTAL					
Transport and access (SA10)		-	-	-	In Selby, the option will reduce the need to travel, provide alternatives to car-based transport, support less car use, improve access to opportunities and facilities, and encourage employers to develop green travel plans. However, in Sherburn-in-Elmet and Tadcaster, the option may increase the need to travel and contribute to commuting.
Built environment & land-use (SA11)		?	?	?	The effects of the option on the built environment/ land-use are uncertain. The option may or may not promote the development of communities with accessible employment or ensure new developments provide essential services accessible without the use of a car, depending on where communities are located in the District. The option will direct the majority of development to areas at risk of flooding. The option will support local distinctiveness and may support the development of brownfield sites as the majority of development is to take place in the larger settlements.
Historic built environment (SA12)		?	?	?	The effects of the option on built heritage are unknown. Increasing the density of development in the major settlements may have an adverse effect on the historic built environment and its setting.
Biodiversity (SA13)		-	-	-	The option relates to housing and employment and will have an overall neutral effect on biodiversity. However, the option will protect priority habitats, individual features and landscapes as it will direct development away from rural areas.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Minimal pollution levels (SA14)	?	?	?	The effects of the option on pollution are uncertain. The option will clean up contaminated land to the appropriate standard. It will increase air, water, noise and light pollution and the risk of pollution incidents in the main settlements and reduce it in rural areas.
Greenhouse gas & climate change (SA15)	-	-	-	The option will have an overall neutral effect on greenhouse gas emission and climate change. It is uncertain whether or not the option will reduce greenhouse gas emissions from transport.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on the design of development and on any measures incorporated to reduce flood risk. The option will not direct development away from flood risk areas.
Prudent use of resources (SA17)	-	-	-	The option will have an overall neutral effect on resource use. However, it will make efficient use of land by directing development to larger settlements, which will promote an appropriate density of development and development on brownfield sites.
Conclusions and Recommendations	<p>SALT2 may distribute development more widely and would be less in accordance with the approach of the Regional Spatial Strategy than option SALT1. The option will have a major positive effect on employment and a minor positive effect on economic growth and housing. However, increasing the amount of housing in Sherburn-in-Elmet and Tadcaster will encourage an increase in longer distance commuting to Leeds and York. The option is likely to ensure the quantity of housing required in the District is obtained; however, it would be less sensitive to local need in location terms than options SALT3 and SALT4.</p> <p>Option SALT2 will concentrate increased emphasis on the Selby area which is likely to secure increased economic growth through resource utilisation, land availability and market demand. It is therefore likely that this option will produce higher levels of economic growth than the more dispersed strategies, but less growth than option SALT1.</p> <p>Further guidance to ensure rural areas have good accessibility to services and facilities, to encourage rural diversification, to protect built heritage and biodiversity resources, to ensure the option does not have an adverse pollution effect in parts of the District, and to incorporate renewable energy into new development, should be included in the Core Strategy DPD or in subsequently produced DPDs or SPDs. Development should be located away from flood risk areas where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones.</p>			

ISSUE 6: SPATIAL OPTIONS

Spatial Alternatives: Option SALT3 – Concentrate development in the three service centres of Selby, Sherburn-in-Elmet and Tadcaster, and in larger villages.				
SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
ECONOMIC				
Employment opportunities (SA1)	✓	✓	✓	The option will provide employment opportunities that match the skills of the local workforce, encourage employment opportunities in areas which have suffered economic decline/ with above average unemployment, promote or support equal employment opportunities, and offer employment opportunities to disadvantaged groups. However the option may not ensure employment opportunities are accessible by public transport.
Conditions which enable economic growth (SA2)	✓	✓	✓	The option will increase the amount of employment land in the District, encourage rural diversification, the diversification of traditional industries, enable investment and business development, set up and support supply chains, and may encourage the growth of the tourism sector.
SOCIAL				
Education and training opportunities (SA3)	-	-	-	The option relates to housing and employment and will have a neutral effect on education.
Conditions to engender good health (SA4)	-	-	-	The option relates to housing and employment and will have a neutral effect on health services.
Safety & security - people & property (SA5)	-	-	-	The option relates to housing and employment and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)	-	-	-	The option relates to housing and employment and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)	-	-	-	The option relates to housing and employment and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)	✓	✓	✓	The option will provide appropriate housing for local needs, increase housing provision in the main District centres of Selby, Tadcaster and Sherburn-in-Elmet, make housing available to all, and enable people to obtain tenancies. Whether or not the option will improve the quality of housing stock, improve the energy efficiency of housing or increase the use of sustainable design will depend on the design of the housing provided.
Local needs met locally (SA9)	-	-	-	The option relates to housing and employment and will have an overall neutral effect on local needs being met locally. However, the option will support supply chains and the vibrancy of town and village centres.
ENVIRONMENTAL				
Transport and access (SA10)	✗	✗	✗	The option will have a positive effect for transportation and access in Selby, but will have an adverse effect in Sherburn-in-Elmet, Tadcaster and the larger villages, where the option is likely to increase the need to travel. The option is also likely to contribute to commuting out of Selby.
Built environment & land-use (SA11)	?	?	?	The effects of the option on the built environment/ land-use are uncertain. The option will promote the development of communities with accessible employment. The option may or may not ensure new developments provide essential services accessible without the use of a car. This will depend on where communities are located in the District. The option will direct the majority of development to areas at risk of flooding. The option will support local distinctiveness through providing for development appropriate to the scale of settlements. The option may support the development of Greenfield sites as well as brownfield sites as development is also directed at larger villages.
Historic built environment (SA12)	?	?	?	The effects of the option on built heritage are unknown and will depend on the location of development and whether or not it is in close proximity to built heritage or its setting.
Biodiversity (SA13)	?	?	?	The effects of the option on biodiversity are unknown and will depend on the location of development and whether or not it is in close proximity to biodiversity resources.
Minimal pollution levels (SA14)	?	?	?	The effects of the option on pollution are uncertain. The option will clean up contaminated land to the appropriate standard. It will increase air, water, noise and light pollution and the risk of pollution incidents in the three service centres and in larger villages, but will reduce the potential for pollution in small settlements.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Greenhouse gas & climate change (SA15)	-	-	-	The option will have an overall neutral effect on greenhouse gas emission and climate change. It is uncertain whether or not the option will reduce greenhouse gas emissions from transport.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on the design of development and on any measures incorporated to reduce flood risk. The option will not direct development away from flood risk areas.
Prudent use of resources (SA17)	-	-	-	The option will have an overall neutral effect on resource use. However, it will make efficient use of land by directing development to larger settlements, which will promote an appropriate density of development but may promote development of Greenfield as well as brownfield sites by directing development to larger villages in addition to the service centres.
Conclusions and Recommendations	<p>SALT3 will distribute development more widely and is less in accordance with the approach of the Regional Spatial Strategy than options SALT1 and SALT2. The option will have a minor beneficial effect on employment, economic growth and housing, and a minor adverse effect on transport and access.</p> <p>The option would provide better opportunities for locating local need housing closer to the point of need, than the other options; particularly options SALT 1 and 2. However, housing growth in Sherburn-in-Elmet and Tadcaster will encourage an increase in longer distance commuting to Leeds and York. Dispersing facilities will also create less convenient access to higher level services than with the more Selby-concentrated options (SALT1 and SALT2). The option will provide for development in smaller settlements. The potential exists for adverse effects on their character and distinctiveness, unless the scale and design of development are carefully controlled.</p> <p>Further guidance on increasing public transport provision, the protection of built heritage and biodiversity resources, to ensure the option does not have an adverse pollution effect in parts of the District, and incorporating renewable energy into new development, should be included elsewhere in the Core Strategy DPD or in subsequently produced DPDs and SPDs to enhance the sustainability of the LDF. Development should be located away from flood risk areas where possible; however, where this is not possible, development will need to include adequate measures to address flood risk and to prevent inappropriate development in flood zones.</p>			

ISSUE 6: SPATIAL OPTIONS

Spatial Alternatives: Option SALT4 – Distribute new growth based on evidence of need as widely as possible throughout the District's settlements, proportionately to size.					
SA (Abridged)	Objective	Nature of Effect			Commentary
		ST	MT	LT	
ECONOMIC					
Employment opportunities (SA1)		✓	✓	✓	The option will provide employment opportunities that match the skills of the local workforce, encourage employment opportunities in areas which have suffered economic decline/ with above average unemployment, promote or support equal employment opportunities, and offer employment opportunities to disadvantaged groups. However the option will not ensure employment opportunities are accessible by public transport.
Conditions which enable economic growth (SA2)		✓	✓	✓	The option will increase the amount of employment land in the District, encourage rural diversification/ the diversification of traditional industries, enable investment and business development, set up and support supply chains, and may encourage the growth of the tourism sector.
SOCIAL					
Education and training opportunities (SA3)		-	-	-	The option relates to housing and employment and will have a neutral effect on education.
Conditions to engender good health (SA4)		-	-	-	The option relates to housing and employment and will have a neutral effect on health services.
Safety & security - people & property (SA5)		-	-	-	The option relates to housing and employment and will have a neutral effect on safety and security.
Vibrant communities to participate in decision making (SA6)		-	-	-	The option relates to housing and employment and will have a neutral effect on communities.
Accessibility to culture leisure and recreation (CLR) activities (SA7)		-	-	-	The option relates to housing and employment and will have a neutral effect on accessibility to CLR facilities.
Quality housing available to all (SA8)		-	-	-	The option will provide appropriate housing for local needs, make housing available to all, and enable people to obtain tenancies. Whether or not the option will improve the quality of housing stock, improve the energy efficiency of housing or increase the use of sustainable design will depend on the design of the housing provided.
Local needs met locally (SA9)		-	-	-	The option relates to housing and employment and will have an overall neutral effect on local needs being met locally. However, the option will support supply chains and the vibrancy of town and village centres.
ENVIRONMENTAL					
Transport and access (SA10)		xx	xx	xx	The option will disperse development and therefore increase the need to travel. It will not promote alternatives to car-based transport, will support higher car use, disperse development and therefore have an adverse effect on access to opportunities, will not make the transport environment attractive to non-car users and is unlikely to encourage green travel plans for staff travel.
Built environment & land-use (SA11)		?	?	?	The effects of the option on the built environment/ land-use are uncertain. The option will promote the development of communities with accessible employment. The option may or may not ensure new developments provide essential services accessible without the use of a car. This will depend on where communities are located in the District. The option will permit development in areas at risk of flooding. The option will support local distinctiveness through providing for development appropriate to the scale of settlements. The option may support the development of Greenfield sites as well as brownfield sites as development is also directed throughout the District.
Historic built environment (SA12)		?	?	?	The effects of the option on built heritage are unknown and will depend on the location of development and whether or not it is in close proximity to built heritage or its setting.

SA Objective (Abridged)	Nature of Effect			Commentary
	ST	MT	LT	
Biodiversity (SA13)	?	?	?	The effects of the option on biodiversity are unknown and will depend on the location of development and whether or not it is in close proximity biodiversity resources. The option will permit development throughout the District and may therefore have an adverse effect on biodiversity.
Minimal pollution levels (SA14)	?	?	?	The effects of the option on pollution are uncertain. The option will clean up contaminated land to the appropriate standard. It will increase air, water, noise and light pollution and the risk of pollution incidents proportionately with the scale of settlements.
Greenhouse gas & climate change (SA15)	-	-	-	The option will have an overall neutral effect on greenhouse gas emission and climate change. It is uncertain whether or not the option will reduce greenhouse gas emissions from transport.
Reduce risk of flooding (SA16)	?	?	?	The effects of the option are uncertain and will depend on the design of development and on any measures incorporated to reduce flood risk. The option will not direct development away from flood risk areas.
Prudent use of resources (SA17)	-	-	-	The option will have an overall neutral effect on resource use. However, it will make efficient use of land by directing development to larger settlements, which will promote an appropriate density of development but may promote development of Greenfield as well as brownfield sites by permitting development throughout the District.
Conclusions and Recommendations	<p>SALT4 will distribute development the most widely and is not in accordance with the approach of the Regional Spatial Strategy. It is the least sustainable option. It will have a minor positive effect on employment and economic growth, and will have a major adverse effect on transport and access. The option will not reduce the need to travel, it will support car use, and will reduce access to opportunities.</p> <p>The option would provide better opportunities for locating local needs housing closer to the point of need, than options SALT 1 and 2, although development in smaller settlements may not meet the threshold of 15 dwellings for obtaining affordable housing. The option will provide for development in smaller settlements and the potential exists for adverse effects on their character and distinctiveness, unless the scale and design of development were carefully controlled.</p> <p>The option has the potential to adversely affect built heritage and biodiversity as it provides for development throughout the District and not only in the major settlements.</p>			