



Selby District Core Strategy Infrastructure Delivery Plan

May 2011

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1. Introduction

- 1.1 This Infrastructure Delivery Plan provides a resource which outlines the presence of and planned delivery of infrastructure which is relevant to the area covered by the Core Strategy for Selby District. It brings together in one document the investment plans of many different organisations, in both the public and private sector. This document gives the position as at May 2011. The Infrastructure Delivery Plan is an evolving document and will be updated as appropriate to present the most up-to-date picture.

Background

- 1.2 The Core Strategy is the means for “orchestrating the necessary social, physical and green infrastructure required to ensure that sustainable communities are created” (PPS12 Local Spatial Planning). The Infrastructure Delivery Plan forms part of the evidence base which underpins the Core Strategy and is submitted for Examination alongside the Core Strategy. It includes information on who will provide the infrastructure and when it will be provided.
- 1.3 The Infrastructure Delivery Plan includes information on
- Needs and cost
 - Phasing of development
 - Funding sources
 - Responsibility for delivery
 - The specific infrastructure requirements of any strategic sites included in the Core Strategy
- 1.4 The Infrastructure Delivery Plan will also be used to provide a basis to calculate appropriate charging regimes should it be decided to implement locally the new Community Infrastructure Levy (CIL). Final guidance on the CIL or any similar regime is still awaited.
- 1.5 PPS12 recognises that, due to the budgeting processes of different agencies whose projects are relevant to the Core Strategy, less information about future projects may be available than would be desired, especially for projects that are planned to take place after the first five years. It states that the Core Strategy should make proper provision for such uncertainty where it can be demonstrated that there is a reasonable prospect of provision.
- 1.6 The Council is committed to communicating on a regular basis with stakeholders and infrastructure providers through formal consultation, meetings and correspondence. Stakeholders and infrastructure providers are kept informed of the progress of new policy documents and of proposals that may impact on their service, together with being

involved in masterplanning exercises for strategic sites where appropriate.

Document Structure

- 1.7 This Infrastructure Delivery Plan briefly outlines the current situation in the main infrastructure areas of transport, energy, education, health, emergency services, leisure, community facilities and green infrastructure.
- 1.8 **Appendix 1** contains a detailed table which details the infrastructure projects planned and proposed which will affect the Core Strategy and the Strategic Site.

2. The Situation in Key Infrastructure Areas

Transport

Road Network

- 2.1 The Highways Agency is responsible for the national Strategic Road Network (SRN), primarily motorways and major trunk roads. Within the Core Strategy area the Highways Agency is responsible for sections of the M62, A1 and A64. The M62 and A1(M) are three lane dual carriageways with grade separated junctions¹. The A64(T) is an all purpose dual carriageway with grade separated junctions. No sections of the SRN within Selby District currently have regular weekday traffic congestion problems, however being a commuter route to West Yorkshire urban centres it suffers from the associated rush-hour effect.
- 2.2 The cumulative impact of development in Selby District over the life of the Core Strategy also indicates impacts on sections of the SRN that are outside of the District – at Askham, Bishopthorpe, Heslington, Tadcaster and Wetherby. In many cases, further investigation works need to be carried out, and joint working arranged with adjacent LPAs. In addition various junctions may experience capacity issues – these are the A64, A1079, A19 and A162, and the M62 at junction 34. The Site Allocations DPD and any future CIL (or similar) will further investigate these issues.
- 2.3 North Yorkshire County Council (NYCC) is responsible for the maintenance of all the other roads in the District (except privately owned roads). NYCC have funding available to support the general maintenance of roads, bridges and railways and various minor improvements to the transport infrastructure. Funding is also in place for safety initiatives and Community Transport schemes.
- 2.4 The third Local Transport Plan (LTP3) has recently been adopted by NYCC. The LTP3 covers the period from April 2011 to March 2016, and sets out what is hoped to be achieved in terms of the issues facing

¹ A junction where vehicles joining and leaving the flow of traffic do so using slip roads.

residents and visitors to the County and what types of actions can be taken to achieve objectives. It also includes information as to how transport networks and services will be managed, maintained and improved and includes measures to monitor achievement efficiency and improve performance.

- 2.5 The Highways Agency and North Yorkshire County Council are committed to partnership working with the Council, taking the form of early and continued involvement in the development of the Local Development Framework; contributing evidence and ensuring that development is centred on suitable location with appropriate infrastructure support. No strategic deficiency has been highlighted that cannot be accommodated through the planning process.

Buses

- 2.6 Most of the local bus services within the Core Strategy area are provided by Arriva. Services with less coverage and/or frequency in the District are currently operated by Metro, Transdev Coastliner, Thornes, Utopia and York Pullman.
- 2.7 It is appreciated that a regular bus service is an important part of maintaining sustainable settlements, allowing people to choose to reduce the number journeys made by car, and enabling those without private transport to have independence and access to jobs and services outside of their immediate locality.
- 2.8 Although Arriva is not currently in a position to commit to long term plans for future levels of transport provision, the company is keen to receive early information on specific site development and to exchange strategic planning information with the Council.
- 2.9 A number of services that operate in the District will face reductions in frequency from 17 April 2011, due to the withdrawal of NYCC subsidies.
- 2.10 As an example of the costs associated with providing a bus route into a new development, Arriva estimates that it would cost approximately £2,500 per week to kick start a bus route through a site in Selby during its development to subsidise early use until the site is advanced enough to support itself. This would include a 30 minute frequency service between 0700-1900. Any temporary diversion of an existing bus service through a new site would need to be calculated and risk assessed individually.
- 2.11 Arriva and other bus service companies provide services where they are economically viable, and estimate that services can be added to in the future, provided that they are viable to the business and begin with start up funding secured through the planning process.

Rail

- 2.12 There are seven passenger rail stations within the Core Strategy area, at Selby, Sherburn in Elmet, South Milford, Ulleskelf, Church Fenton, Hensall and Whitley Bridge.
- 2.13 Network Rail recently published the Draft Northern Route Utilisation Strategy (RUS) for consultation and the revised document is due for publication in Spring 2011. RUSs seek to balance capacity, passenger and freight demand, operational cost, and to address the requirements of funders and stakeholders. The RUS for this area forecasts significantly more growth in rail usage over the next ten to twenty years. Doubts are expressed on the likelihood of accommodating growth in services, such as increased frequency and new rolling stock, beyond further train lengthening.
- 2.14 Rail infrastructure funding is allocated by the regulator every five years, but does not cover improvements or accessibility to stations. It is anticipated that these are particular areas where contributions associated with the development of large sites will be focused. The provision of additional car parking at South Milford (estimated cost excluding land acquisition is £500,000) and installation of lifts at Selby (estimated cost is £1.5 million) are considered to be particular priorities. Both of these projects are likely to involve funding from the rail authorities and developer contributions. More detailed guidance will be provided throughout the Site Allocations DPD process.
- 2.15 The Route Plan (2008) for North Trans-Pennine, North and West Yorkshire, identifies plans for a much enlarged, parkway station at Micklefield, which although outside of the District, is likely to impact on travel patterns by both road and rail from inside and through the District. The Yorkshire and Humber RUS (July 2009) identifies this proposal as a potential enhancement scheme. A less costly scheme is also being considered, to add an extra platform. Travellers from Selby would benefit from a non-stopping service if these plans go ahead, however barriers at level crossings would also need to close more regularly, with a knock on impact to road traffic. A further impact would be the loss of through trains to Micklefield/Garforth/Crossgates.
- 2.16 Recent funding announcements mean that most well used services can expect to have an extra carriage added, leading to capacity to seat up to 100 more passengers on each journey.
- 2.17 A 'Yorkshire Card' (along the lines of the Oyster Card used on London Transport²) is also being considered over the next 5/6 year period. This could mean that residents use local stations, rather than travelling to stations inside the West Yorkshire boundaries, to access cheaper fares.

² i.e. a smartcard that stores credit, can be loaded with other passes and offers cheaper travel

- 2.18 The franchises that affect the District run out in 2012 and 2013 and this will be a time for those organisations bidding for the contracts to consult with the Council. Any new plans will be included in revisions of the IDP.
- 2.19 No strategic deficiency has been highlighted that cannot be accommodated through the planning process.

Energy

- 2.20 National Grid³ owns both the electricity transmission network and the high pressure gas transmission system which affect the District, providing electricity supplies from generating stations to local distribution companies in the Core Strategy area. No capacity issues have been identified which would constrain growth planned through the life of the Core Strategy.
- 2.21 CE Electric UK is responsible for delivering electricity in the District through its subsidiary company Yorkshire Electric Distribution (YEDL). The company is in a monopoly position and regulated by Ofgem. The main drivers for investment are asset conditions and customer requests for new or improved connection capacity. The company is a consultee on all policy documents. Yorkshire Electricity Long Term Development Statement provides information on local capacity.
- 2.22 The infrastructure that forms an essential part of the gas transmission system includes Northern Gas Networks, who are responsible for distributing gas to homes and businesses on behalf of companies who own gas. Gas is not available in all parts of the District, and Development through the Local Development Framework is not dependent upon supply as LPG, oil and electricity are also available in place of gas to serve the energy needs of the District.
- 2.23 No strategic deficiencies have been identified although there are ongoing issues in relation to the willingness of energy suppliers to reveal commercially sensitive information.

Water and Drainage

Water Supply

- 2.24 Water Supply within the Core Strategy area is provided by Yorkshire Water (YW). There are two important aquifers – the Sherwood Sandstone Aquifer to the west of Selby, and the Magnesian Limestone Aquifer situated along the western side of the District. A service Reservoir also lies under Brayton Barff which is fed by rivers and groundwater.
- 2.25 The Environment Agency (EA) advises that the principal aquifer serving the District (the Sherwood Sandstone Aquifer) with public water supply is now fully committed, meaning that new abstraction licences will only be

³ Entec appointed to respond to Development Plan consultation on behalf of National Grid.

granted from the River Aire or Selby Canal.

- 2.26 Water to serve new housing developments will be available as part of the public water supply from the Yorkshire Water grid. YW advises that supply is unlikely to be a constraint, as powers exist and measures are in place to ensure supply.

Flood Risk Management

- 2.27 The EA has been actively involved in the preparation of the Council's Strategic Flood Risk Assessment, including the stages of strategic site selection and distribution options. The EA advises that the document demonstrates a robust knowledge of the flood risk challenges in the District.
- 2.28 Flood defences are present within the District, and in recent years the Selby and immediately surrounding area has been provided with modern flood defences in order to protect it from the sort of major flooding event that occurred in the year 2000.
- 2.29 The EA has action plans for 0-5, 5-10 and 10-15 year periods in the District. The most significant planned capital schemes are identified below:
- **Tadcaster Flood Defences** – Approx cost of improvements £5 million (lifetime cost of protection at 1:100 standard is £37.3 million, duration of work = 2 years). Project in medium term plan. Risk = Landowners objection to scheme.
 - **Selby Dam Pumping Station** – Approx cost £3 million. Options = Increase pump capacity or build new Pumping Station. Risk = power failure can lead to property flooding.
 - **Cawood Flood Defences (Right Bank)** – Approx cost of improvements = £10 million. Four options exist which need feasibility study carrying out. Risk = Failure of defences potential impact on the Village and Selby Dam. Project in the medium term plan.
 - **Ulleskelf Flood Defences** – Approx cost of rebuild = £10 million. Project in medium term plan. Risk = Scheme not yet developed, predict poor cost benefits.
- 2.30 Climate change and changes to Flood Defence Infrastructure Funding also pose significant problems in terms of potential increased flooding and greater constraints in accessing capital funds.
- 2.31 Due to funding uncertainty in the future, it is anticipated that schemes planned for delivery from 2016 onwards will require external contributions, which will be sought through developer contributions, a Community Infrastructure Levy (CIL) or similar mechanism.

Waste Water

- 2.32 Yorkshire Water has been actively involved in the preparation of the Core Strategy providing advice on the potential for future expansion of settlements in terms of the capacity of Waste Water Treatment Works and the sewerage system.
- 2.33 YW has five year investment periods, and uses population forecasts to plan allocation of funds. The 2015-2020 Business Plan proposals will be submitted in 2013, and the level of growth of an adopted Core Strategy can be accounted for and capacity be made available. Completion of necessary investment is scheduled up to March 2020.
- 2.34 Developer Contributions may be necessary to fund improvements to infrastructure where capacity issues exist. This will be dealt with in greater detail through the Site Allocations DPD.

Surface Water Drainage

- 2.35 In parts of the District deficiencies exist in surface water drainage capacity, however, various technical options exist to cope with this situation where new development is proposed on greenfield sites. This will be dealt with at application stage, and through the Building Regulations process.

Land Drainage

- 2.36 A number of Internal Drainage Boards that are members of the York Consortium of Drainage Boards, together with The Selby Area IDB are responsible for land drainage. A number of watercourses rely on a final pumped discharge into main rivers. Pumping Stations are generally at capacity, and cannot accept increased flows to them. This is therefore a matter for further investigation through the Site Allocations DPD, and implications will be factored into site development constraints and costs where appropriate.
- 2.37 The Internal Drainage Boards are a regular consultee on policy documents and planning applications, and are committed to early consultation on proposed site allocations and development plans.
- 2.38 No strategic deficiency in relation to water supply, waste water treatment and land drainage has been highlighted that cannot be accommodated through the planning process.

Waste Management

- 2.39 As part of its long term waste strategy 'Lets Talk Less Rubbish', the York and North Yorkshire Waste Partnership has agreed a network of Waste Transfer Stations (WTS), where waste will be bulked and transported to a central Waste Recovery Park which will provide recycling and energy recovery. The Partnership has secured land to accommodate a WTS in close proximity to Selby Town, which will need to be in operation from

2015.

- 2.40 It is anticipated that the finance for these facilities will not involve the need for developer contributions, and that it is not anticipated that there are not any strategic issues relating to the supply of this infrastructure.

Education

Schools

- 2.41 North Yorkshire County Council is the Local Education Authority for the Core Strategy area. The District is served by a number of primary schools and five secondary schools – Selby High School, Barlby High School, Brayton College, Sherburn High School and Tadcaster Grammar School. Knaresborough King James, Fulford and Snaith School are situated outside of the District and serve a number of Parishes on the fringes of the District. Capacity issues are highlighted in Appendix 1; however detailed costs cannot be detailed until the scale and timescale of growth is confirmed in any particular locality.
- 2.42 In terms of the Designated Service Villages, NYCC indicates that seven primary schools are unlikely to be able to support additional pupils from new housing without expansion of the existing school facilities. Other villages may also fall into this group, depending on the level of allocations planned. It is also noted that the proposed expansion levels at Sherburn in Elmet and Tadcaster could not be absorbed by local primary schools, with significant shortfalls anticipated. Developer contributions will be therefore necessary to ensure adequate capacity is provided.
- 2.43 The capacity of Tadcaster Grammar School will also need to be closely monitored, as it is impacted on by preferences of families who live outside of the District.
- 2.44 As the proposed Strategic Development Site at Olympia Park (combined with other smaller development sites) is likely to yield more than 1000 new dwellings in Barlby Parish, it is likely that a review of the organisation of local primary school provision will be necessary. Options may include relocation of one of the two school sites, and in a search area where land is scarce, it may be necessary to allocate part of the development site to accommodate the resulting educational need. Barlby High School is expected to have insufficient capacity to accommodate the likely developments in its catchment area. Significant Developer Contributions are therefore anticipated, which may require the combined reservation of land as well as a direct financial contribution.
- 2.45 It is probable that the amount of developer contributions likely to be available will not be sufficient to deliver the necessary expansion in local schools capacity and as such NYCC would need to supplement this by prioritising capital for additional school places (either at existing sites where appropriate or new sites). Previously this would have been

incorporated within the NYCC capital programme, but notice has been given that uncertainty exists around the future of capital for schools, due to financial settlements and a Government review of the Department for Education's capital investment in schools.

- 2.46 The Education Authority is being kept involved in development proposals and masterplanning exercises, to enable them to provide relevant and current data.

Children's Centres

- 2.47 Children's Centres are a focal point for Early Years Services, dealing with prospective parents and families with children up to the age of five.
- 2.48 There are five Children's Centres in the District: at Tadcaster; Sherburn in Elmet; Selby South; Selby North; and Brotherton, Byram & Fairburn. The Centres provide a range of services relating to community health services, outreach to vulnerable families, information and advice, support to childminders, activities for children and parents/carers, together with links to Jobcentre Plus, all brought together under one roof.
- 2.49 No strategic deficiency has been highlighted in relation to primary and secondary education that cannot be accommodated through the planning process.

Adult and Community Services

- 2.50 North Yorkshire County Council provides support and help for adults in the District. One of the Commissioning Aims of the Strategic Commissioning Plan for Adult and Community Services⁴ is 'The Right Place to Live', which calls for a range of affordable and appropriate housing to meet people's needs.
- 2.51 The County Council's policy is to move away from residential care for the elderly and towards Extra Care Housing of mixed tenure. Such housing can also cater for the needs of vulnerable adults.
- 2.52 As well as specialist housing, mainstream housing also needs to take account of the needs of an ageing population, through the use of Lifetime Homes standards.
- 2.53 Further details will be included at the Site Allocations DPD stage and through the masterplanning of significant developments. No strategic deficiency has been highlighted that cannot be accommodated through the planning process.

⁴ "Strategic Commissioning for Independence, Well-being and Choice 2007-2022"

Health

- 2.54 North Yorkshire and York Primary Care Trust (NYYPCT) is responsible for health care within the Core Strategy area. Their Strategic Plan⁵ guides work over the next 5 years. Key priorities of the Strategy are to focus on 'care in the community' to ensure that people receive care closer to home whenever possible, to tackle the way that dementia services are coordinated, and to support the population in changing to healthier patterns of behaviour.
- 2.55 The current Selby War Memorial Hospital is due to be replaced as part of the Selby Community Project, which will deliver a new Civic Centre and Community Hospital mid 2011. This project will help support improved local health service delivery.
- 2.56 Posterngate Surgery in Selby has a branch in Hemingbrough, and until recently in Cawood. The limited size of Surgery sites indicates a capacity gap in the future. The Practice covers Selby and the surrounding area including the settlements which may accommodate additional development such as Barlby/Osgodby, Brayton, Thorpe Willoughby, Cawood, Hambleton, and Hemingbrough.
- 2.57 Scott Road Medical Centre in Selby is almost at capacity and will require additional capacity to be developed to accommodate growth within its catchment area. Estimated costs for the required extension are in the region of £500,000. The Practice covers Selby and the surrounding area including the settlements which may accommodate additional development such as Barlby/Osgodby, Brayton, Thorpe Willoughby, Cawood, Hambleton, and Hemingbrough.
- 2.58 Beech Tree Surgery in Selby has branches in Riccall and Carlton and indicates an imminent capacity problem for the main site, which requires an extension to cope with future additional patients. Estimated costs for the required extension are in the region of £750,000. The Practice covers Selby and the surrounding area including the settlements which may accommodate additional development such as Barlby/Osgodby, Brayton, Thorpe Willoughby, Cawood, Hambleton, and Hemingbrough.
- 2.59 No strategic deficiency has been highlighted that cannot be accommodated through the planning process, and capacity issues at Surgeries covering other areas of the District will be covered through the IDP for the Allocations DPD.

Emergency Services

Police

- 2.60 North Yorkshire Constabulary is responsible for policing. In the period up to 2026 any requirements for increased policing capacity will be met as

⁵ "Healthier Lives 2010-2015"

required. This could include extensions to police buildings and/or recruitment of additional police officers, although it is noted in the short term at least that the service is constrained by funding issues.

- 2.61 The Police are consulted on all new policy documents and relevant planning applications so that they can have an impact through 'planning out crime'.

Fire

- 2.62 North Yorkshire Fire and Rescue Service provides the fire and rescue service across Selby District. The services provided to the community entail prevention, fire protection and intervention. Selby District is served by stations in Selby and Tadcaster that are crewed during the day by fire-fighters who are also on call outside of the crewed hours. Both sites are being considered for refurbishment within the next five years, however, this is not anticipated to impact on service delivery.

- 2.63 Sherburn in Elmet is reliant on fire services provided through Selby and Tadcaster.

- 2.64 The Fire Service is invited to be involved on the consultation of all new policy documents and are official consultees on particular relevant planning applications.

Ambulance

- 2.65 The North Yorkshire Ambulance Service operates within the Core Strategy area, and is responsible for providing emergency, urgent and non-urgent ambulance and transport services and out-of-hours unscheduled care services. Their Business Plan 2007-2010 sets out plans to develop a comprehensive Estates Strategy.

- 2.66 No strategic deficiency has been highlighted in relation to emergency services.

Leisure

- 2.67 There are leisure centres at Selby (Abbey Leisure) and Tadcaster, both of which are managed on behalf of the Council by a Leisure Trust. Facilities at the Selby site have recently been transformed by a £1.1m project that includes a new 75 station fitness suite, dance studio, consultation room and health suite.

- 2.68 Several smaller privately owned health and fitness facilities operate in the District and one national multiple fitness club operates in Selby Town. Some community halls also provide a range of indoor sports facilities.

- 2.69 As part of a recently granted employment scheme in Selby, a new sports field is being developed at the Selby College site, which will be for use by anyone living in the District.

- 2.70 A PPG17 compliant Study is currently being prepared. Evidence is

being gathered that will be drawn together to present a picture of the needs and opportunities in the District, the quality and quantity of open space and scenarios for plugging the gaps in supply.

- 2.71 Data is being gathered in relation to allotments, amenity space, various sports facilities, parks and gardens, play areas and so on. Results are to be split into the five Community Engagement Forum (CEF) areas in the District.
- 2.72 Early results indicate that the overall quality of provision is good, although different areas present higher levels of particular types of provision than others. The level of space is commonly higher in rural areas, due to a better availability of more informal open space. Local intelligence is being gathered about what needs to be improved or supplemented in the District and further work is on-going to investigate accessibility standards.
- 2.73 Further results and proposed actions will be available to feed into the Site Allocations DPD Infrastructure Delivery Plan to a more detailed degree.

Community Facilities

Community Halls

- 2.74 A recent Parish Services Survey has identified 58 Community Halls within the District. These provide places for communities to meet, as well as accommodating activities such as evening classes and fitness opportunities. Any deficiencies at Parish level may be explored through the Site Allocations DPD.

Libraries

- 2.75 There are four libraries within the Core Strategy area at Selby, Sherburn in Elmet, Barlby and Tadcaster, together with mobile library services across the District. These services are provided by North Yorkshire County Council. NYCC provides funding for Community Libraries and for upgrades to ICT systems. The library service is currently being reviewed.

Green Infrastructure

- 2.76 The provision of open spaces for recreation and sport - combined with wildlife habitats and other green spaces and the incorporation in developments of environmental assets such as green roofs and sustainable drainage systems, both within the District and in adjoining authorities, make an important contribution to the quality of life, and helps mitigate the impact of development on the local community. In addition, as Green Infrastructure (GI) can provide social, economic and environmental benefits to those who live and work in the District it is important for GI to be integrated into large scale developments that are planned for the District over the life of the Core Strategy, including the strategic development site at Olympia Park.

- 2.77 Selby District contains many nationally and internationally designated nature conservation sites, including the River Derwent, Fairburn Ings and Skipwith Common. The potential impact of individual development sites will be addressed in connection with the Site Allocations DPD, taking advice from key stakeholders who are expert in the field.
- 2.78 There is a varied and comprehensive supply of public open space provided within the Core Strategy area, comprising equipped and informal play spaces, sports facilities, greens, parks & gardens and allotments. Many of these spaces are managed by Parish and Town Councils, together with schools, clubs, the District Council and private landowners. The planned provision of new public open spaces and improvements to existing spaces will be negotiated and provided through individual planning consents, however, significant development sites will need to demonstrate from early planning stages a strategic approach to embedding GI benefits in a scheme.
- 2.79 Leeds City Region has produced a GI Strategy and is going to follow this up in 2011 with a Delivery Plan, both of which will guide future provision of GI in the District. The Draft North Yorkshire Countryside Strategy also provides a guide to GI provision. Additionally, Natural England has mapped GI corridors, opportunities and deficiencies in the City Region, with the help of Local Authorities. This will form useful evidence to guide new development.

3. Phasing

- 3.1 It is proposed that existing commitments, the first phase of development on the Olympia Park Strategic Development Site (see para 4.5 below), sites that emerge through the Site Allocations DPD or the most appropriate Phase 2 SDLP sites will provide land for the first five years of the Core Strategy. However, as the Site Allocations DPD is still in its early stages of development, it is not appropriate at this stage to estimate which sites may come forward first, or if Phase 2 sites will need to be brought forward in advance of the release of Allocations.
- 3.2 The site with the most certainty of supply in the first five years of the strategy, and therefore requiring infrastructure is Olympia Park. Site supply made up of existing commitments has already had infrastructure needs considered through the planning application process and the conditions and legal agreements that may be part of the consent.

4. Olympia Park Strategic Development Site

- 4.1 The majority of new employment opportunities and about 40% of the Selby housing target will be provided through a large scale, mixed use development on land to the east of Selby. This will include about 1,000

new dwellings and 23 ha of employment land in the period up to 2026, including B1 offices, B1 and B2 industrial units, B8 storage and distribution premises, higher value uses, local convenience retail facilities and a public house. About 10 hectares of land is also reserved for longer term use.

- 4.2 Development of the site will be dependent on a phased programme of development and the provision of additional physical infrastructure including:
- construction of a new access road from a junction with the A19 Barlby Road, and including a new road bridge, to open up land to the south of the Leeds – Hull railway,
 - construction of a new link road from an existing roundabout on the A63 Selby Bypass, to open up an area of land for employment purposes,
 - improvement works at the Selby Toll Bridge traffic light controlled road junction, in order to mitigate the impact of additional traffic generated,
 - new cycle and pedestrian routes,
 - creation of additional capacity at the Barlby Waste Water Treatment Works, and
 - provision of an integrated surface water disposal system.
- 4.3 The scheme will be accompanied by the provision of new social infrastructure to cater for future affordable housing, education, health care and community needs. This may entail a combination of land reserved for specific purposes as well as developer contributions.
- 4.4 The proposals will also contribute to green infrastructure through the provision of strategic landscaping, relocation of allotments and playing fields, and the provision of children’s play areas and incidental amenity space.
- 4.5 The anticipated phasing of this development indicates the completion of a maximum of 300 dwellings, 140,000 sq ft of higher value non residential uses, 5 acres of open storage and 60,000 sq ft of employment space in the period from grant of initial consent up to 2016.
- 4.6 Further details of phasing and planned infrastructure projects are provided in Appendix I and in the Olympia Park Delivery Framework Document. Added to this, it is anticipated that technical work will be completed by summer 2011 which will allow more details of the infrastructure necessary to develop the initial phase of the site and the associated costs to be identified.

5. Estimated costs of infrastructure improvements

- 5.1 The table below lists only the range of infrastructure projects that have estimated cost attributed to them. A range of other infrastructure projects are likely to be necessary in implementing the scale and distribution of development planned through the Core Strategy. Those known at this stage are listed throughout the document, and more will emerge throughout the Site Allocations DPD.

Infrastructure Type	Project	Cost (approx)
Bus	Route through a developing site in Selby	£2,500 per week
Rail	150 space car park at South Milford Station	£500,000
Rail	Passenger lifts at Selby Station	£1.5 million
Flood Risk Management	Improvements to defences in Tadcaster	£5 million
Flood Risk Management	Pumping station improvements at Selby Dam	£3 million
Flood Risk Management	Improvements to defences at Cawood	£10 million
Flood Risk Management	Rebuilding defences at Ulleskelf	£10 million
Health	Extension to Scott Road Medical Centre, Selby	£500,000
Health	Extension to Beech Tree Surgery, Selby	£750,000

6. Settlement summaries

- 6.1 Details of the existing and necessary infrastructure for the three towns and Designated Service Villages, plus the Olympia Park Strategic Development Site are presented in Appendix 1. The following summaries provide a checklist of the most important infrastructure delivery issues that are currently known of and that need to be addressed in planning to accommodate new development proposed through the Core Strategy. This document focuses on infrastructure

requirements of strategic significance to the delivery of development proposed through the Core Strategy. Identifying infrastructure requirements help give certainty to future plans, but it is unavoidable that gaps in data will exist until development levels and precise locations emerge.

- 6.2 As development site options are further refined and phasing becomes more certain through the Site Allocations DPD, contributing stakeholders will be able to add more detail of site specific relevance.

Principal Town

- 6.3 **Selby** – The town is the largest, most self-contained settlement, and therefore the best placed to accommodate the highest level of growth. Selby town is well linked by road, rail and bus services, is protected by new flood defences and is served by an appropriate level of healthcare, education facilities and services. The additional infrastructure provision necessary to support development in the town, that is currently known includes:

- additions to schools and healthcare facilities
- highways improvements and mitigation works
- Extra Care housing
- start up funds to support any new bus routes, and
- the provision of lifts at the Rail Station.

Strategic Site

- 6.4 **Olympia Park** – See Section 4 above.

Local Service Centres

- 6.5 **Sherburn in Elmet** - is one of the next tier of settlements that provides good access to employment, services and homes and is well situated to access additional employment in York and the rest of Yorkshire with good rail, bus and road links. It is anticipated that development would need to be in step with growth in infrastructure across the board, with stakeholders highlighting the need to accommodate primary school growth and to manage the need to add traffic onto the Strategic Road Network.
- 6.6 **Tadcaster** – The town has a traditional centre, longstanding businesses and a range of services. Tadcaster is popular as a home for those who commute to nearby cities and towns, but has suffered from limited growth in the past. For the town to accommodate the growth indicated in the Core Strategy and keep pace with the rest of the District - water, drainage and flood alleviation need to be supplemented, together with the need for additions to education facilities and Extra Care housing.

Designated Service Villages

- 6.7 **Appleton Roebuck** – Is the largest settlement in a network of villages in the northern rural part of the District and is striving to improve services which will support a level of growth. Water and drainage improvements will need planning in, together with possible extensions to the primary school.
- 6.8 **Barlby/Osgodby** – Have a good level of combined services and infrastructure, but is also in close proximity to what is on offer in Selby town. It is anticipated that water and drainage issues will need to be addressed, together with the need for additional education capacity in order to keep pace with development. This excludes the requirements of the Olympia Park Strategic Site, which is dealt with separately. Improvement to the A19/A63 junction through the provision of a roundabout remains a priority in view of the high accident rate and the desirability of providing better linkages between the two communities of Barlby and Osgodby.
- 6.9 **Brayton** – The village lies adjacent to Selby Town, with good local services. There is a need for improved education facilities at primary and secondary levels to cater for the growth in housing.
- 6.10 **Byram/Brotherton** – These villages have good local services and access to larger centres outside of the District. The infrastructure that needs to be improved to accommodate growth includes water and drainage and primary education.
- 6.11 **Carlton** – The village has a good level of local services, and in order to accommodate a level of growth primary education will need to be supplemented, and water and drainage capacity will need to be enhanced in phase with development.
- 6.12 **Cawood** – Has good local services and is connected by bus to Selby and York. Depending on the level of future development in Cawood an extension may be required at the primary school and replacement flood defences could be necessary.
- 6.13 **Church Fenton** – Is well connected by public transport to a range of larger settlements, and provides a good range of services itself. In order to accommodate a level of growth it is anticipated that water and drainage capacity will need improvement together with an extension to the primary school.
- 6.14 **Eggborough/Whitley** – Good range of services serve the combined villages, which make up the largest settlements in the south of the District. Good transport links. New developments would need to be in phase with water and drainage improvements, with demand management for highway use and a likely extension of the primary school.

- 6.15 **Fairburn** – Village in close proximity and best connected to the larger settlements in adjoining Districts. Depending on the level of development to be accommodated additional capacity in the primary school and water and drainage improvements may be required.
- 6.16 **Hambleton** – Is well connected to services and employment opportunities. In order to accommodate development, capacity will be required at the primary school, and improvements may be necessary to water and drainage infrastructure.
- 6.17 **Hemingbrough** – Provides a good range of local services and infrastructure. Depending on the scale of development to be accommodated improvements to capacity for water and drainage, education and health may be required.
- 6.18 **Kellington** – A village with limited services, but very well related to larger neighbours. Depending on the scale of development, an extension to the Primary School may be required and development should be in phase with improvements to the WWTW.
- 6.19 **Monk Fryston/Hillam** – Good range of combined local services. Depending on the level of development proposed, improvements may be required to water and drainage infrastructure and capacity added to the primary school.
- 6.20 **North Duffield** – Provides a good level of local services. The known capacity issues that will need to be addressed to accommodate development centres on primary school capacity and the need for water and drainage improvements.
- 6.21 **Riccall** – Provides a good level of local services and is well connected by highway and public transport to larger centres. Any proposed development will need to take into account capacity issues relating to primary education and water and drainage infrastructure.
- 6.22 **South Milford** – Supplies good local services and in close proximity to Sherburn in Elmet. The rail station will require improvements should its use be impacted upon by significant development in the surrounding area. Other travel impact will need to be taken into account and depending on the scale of development; the local primary school may require an extension.
- 6.23 **Thorpe Willoughby** – Good local services and access to Selby and larger settlements. The WWTW in Hambleton will require expansion in order to accommodate significant development.
- 6.24 **Ulleskelf** – The village has limited local services, but is well linked by public transport to larger settlements. In order to accommodate any new development primary school extension and capacity at Tadcaster WWTW will need to be addressed. Flood alleviation remains a risk.

7. Conclusion

- 7.1 This Infrastructure Delivery Plan identifies the scale of infrastructure investment required as a result of the Core Strategy proposals, bringing together the investment plans of many key organizations.
- 7.2 The Core Strategy IDP is intended to be a working document that will be kept up to date. More specific details regarding infrastructure associated with proposals for development in individual settlements will be provided through an IDP supporting the Site Allocations DPD.
- 7.3 Both the Core Strategy and the IDP have been prepared in consultation with service and infrastructure providers, and no major constraints to the delivery of Core Strategy proposals have been identified.

Appendix 1 Planned and Proposed Infrastructure Projects

Selby				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Network Rail Bus and Rail operators NYCC Highways Agency	- Train station – with a range of service to settlements and employment opportunities in the District and beyond - Bus services – Well serviced, providing regular services throughout the District and links to the wider region	- Rail authority keen to gain funds to enable the provision of a lift to assist accessibility at Selby Station – estimated costs = £1.5 million. - To kick start a bus route through a developing housing site will cost in the region of £2,500 per week.	Developer contributions Government
Energy	National Grid CE Electric UK Northern Gas Networks	- Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	Developer contributions
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. Capacity to accommodate growth indicated in the Core Strategy. - Benefits from Flood Defences completed in 2008.	Sustainable drainage techniques to be employed	Developer contributions Yorkshire Water
Education	NYCC Education Providers	- 5x Primary school - Selby high school - Selby college	Additional school capacity will be required in various forms.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Hospital - 3x Doctors' surgery - 5x Dental surgery	Additional GP Surgery capacity required. 3x existing surgeries all need extension, or new provision. - Extra Care Housing	

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Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	- Police station - Ambulance station - Fire Station	No information supplied	Government
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play) - Abbey leisure centre, with pool and gym	Not known	Developer contributions SDC NYCC PC & TC Businesses
Community Facilities	Selby District Council Various groups and organisations within the community	- 7x Church - Town hall - Community centre	Not known	Developer contributions Various funding sources

Strategic Site (Olympia Park)				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Network Rail Bus and Rail operators NYCC Highways Agency	--	- New access road and bridge from Barlby Road - To kick start a bus route through the developing site will cost in the region of £2,500 per week. - Link road from existing roundabout on A63 bypass - Toll Bridge junction mitigation works	All at developer expense
Energy	National Grid CE Electric UK Northern Gas Networks	- Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water &	Yorkshire Water Environment Agency	- Water Supply - Sewerage network for foul and	- WWTW capacity will need improvement at Barlby	Developer contributions Yorkshire Water

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Drainage	Internal Drainage Boards	surface water. - Benefits from Flood Defences completed in 2008.	- Some sewers in the area need improvement - Sustainable drainage techniques to be employed	
Education	NYCC Education Providers	- 2x Primary Schools (Barlby Bridge and Barlby) - Secondary School	- Additional Primary and Secondary capacity will be required, possibly including a new Primary School	Developer contributions NYCC
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- No facilities in Barlby	- GP surgery capacity in Selby required. 3x existing surgeries all need extensions or new provision. - Extra Care Housing	Developer contributions YNYPCT
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service		No information supplied	
Leisure	Parish & Town Councils Selby District Council Private organisations		Not known	
Community Facilities	Selby District Council Various groups and organisations within the community		Not known	

Sherburn in Elmet				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Network Rail Bus and Rail operators NYCC Highways Agency	- Rail station (South Milford Parish) – with direct service to York and Sheffield and links to Selby and Leeds - Bus services – with regular daytime services to Selby, Leeds, Tadcaster and Pontefract - A1	Development to make best use of existing sustainable transport infrastructure. Also demand management measures to be incorporated in development proposals.	Developer contributions Government
Energy	National Grid CE Electric UK Northern Gas Networks	- Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - Capacity in waste water treatment to accommodate approx 50 dwellings per year.	- methods to dispose of surface water, as no capacity in existing drainage	Developer contributions Yorkshire Water
Education	NYCC Education Providers	- 2x Primary school - Secondary school	- There is capacity to accommodate 40 additional dwellings within Primary Schools and 1800 within the catchment of the Secondary School. Development beyond this will require extensions.	
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery - 3x Dentist surgery	- Extra Care Housing	Developer contributions RSL

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Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	- Police station (restricted hours)	---	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (play and sports)	Not known	--
Community Facilities	Selby District Council Various groups and organisations within the community	- Community hall - 3x Church Hall	No waste recycling facility is available	--

Tadcaster				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus services – with regular travel to York and West Yorkshire - A64	- Demand management measures to be incorporated in development proposals.	Developer contributions
Energy	National Grid CE Electric UK Northern Gas Networks	- Energy provision	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water - Flood defence to 1:30 standard	- Improvements to Tadcaster WWTW required & development needs to be in phase with investment in infrastructure, including foul and surface water drainage. - A new Flood Alleviation Scheme	Developer contributions Yorkshire Water

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			will cost in the region of £5 million	
Education	NYCC Education Providers	- 3x Primary school - Grammar school - Manor Farm Youth Centre	- Primary Schools at capacity, extensions required of various forms. - Grammar School can accommodate up to 200 additional households.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Medical centre - Health Centre - 2x Dental surgery	- Extra Care Housing	NHS Developer contributions
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	- Police station (restricted hours) - Fire station	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (play and sports) - Leisure centre, including pool and gym - Tennis Courts, Polo Ground, Football Club, Bowling Club, Cricket School, sports & social club activities.	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- 4x Churches - 3x Community Centres - Riley Smith Hall - Library	Not known	

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Appleton Roebuck				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	Bus service – every 2 hrs to York until early evening	--	--
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Fleet Pumping Station - Water Supply - Sewerage network for foul and surface water.	- Pumping station at capacity, in need of refurbishment to prevent failure and flooding. - Tadcaster WWTW at capacity, Improvements required. - No capacity to accommodate foul and surface water from Greenfield development.	Developer contributions Yorkshire Water
Education	NYCC Education Providers	- Primary school - Pre-school group	- Limited capacity at Primary School, extensions may be required.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices		No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
	Parish & Town Councils	- Tennis courts	Not known	--

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Leisure	Selby District Council Private organisations			
Community Facilities	Selby District Council Various groups and organisations within the community	- 2x Churches - Village Hall	Not known	--

Barlby/Osgodby				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus - Selby to York approx every 20mins daily, Evenings hourly, Sunday half hourly	--	--
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Protected from flooding to an appropriate standard. - Water Supply - Sewerage network for foul and surface water.	- Waste water treatment capacity needs improvement in Barlby - Capacity at WWTW does not extend beyond 550 additional dwellings. - Sustainable drainage techniques to be employed	Developer contributions Yorkshire Water
Education	NYCC Education Providers	- 2x Primary school - Secondary school - Day nursery - Library	Primary Schools at capacity and sites are landlocked – possible need for replacement school at Barlby Bridge. - Secondary School will require extensions to cope with more	NYCC Developer contributions

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			than 600 additional dwellings.	
Health	York & North Yorkshire Primary Care Trust NHS GP Practices		No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play)	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- Village hall - Village institute - 2x Church	Not known	

Byram/Brotherton				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	Bus Service – frequency of several times per day (none commuter) to Pontefract and Sherburn.	--	
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Area protected by flood banks and flood storage reservoir. - Water Supply - Sewerage network for foul and surface	- EA assessing the areas through the Lower Aire Strategy. - Sutton WWTW currently being upgraded, but insufficient to serve	Yorkshire Water Env Agency Developer contributions

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		water.	future allocations - investment required.	
Education	NYCC Education Providers	- Brotherton & Byram County Primary School - Childrens Centre	- Primary School at limit of capacity – extensions of some form will be required.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices		No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (play and sports) and community motocross facility	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- Community House/village hall - Social club - 2x Churches	Not known	

Brayton				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus Service – hourly frequency to Selby, Pontefract and Wakefield (not Sundays)	--	
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans	--

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			- Not known	
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - WWTW capacity at Selby to accommodate growth indicated in Core Strategy.	- Sustainable drainage techniques to be employed	Developer contributions Yorkshire Water
Education	NYCC Education Providers	- 3x Junior/Infants schools - Brayton College - Day nursery and play group	- Primary Schools approaching capacity – extensions of various forms required. - Secondary school will require extensions if development in its catchment exceeds 2000 new dwellings.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery	No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play)	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- 2x Churches	Not known	

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Carlton				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus service – hourly frequency to Selby and Goole – six days a week until early evening		
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Served by Snaith WWTW - Area protected by flood banks	- Waste water treatment capacity at Snaith needs improvement for new development to be accommodated. - Sustainable drainage techniques to be employed - No capacity to accommodate foul and surface water from Greenfield development. - EA currently assessing area through the Lower Aire Strategy.	Developer contributions Yorkshire Water Env Agency
Education	NYCC Education Providers	- Primary school - Catholic secondary school	- Primary School at limit of capacity – extensions will be required to accommodate any additional dwellings.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery	No information supplied	
Emergency	North Yorkshire Constabulary		No information supplied	--

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Services	North Yorkshire Fire & Rescue Service			
Leisure	Parish & Town Councils Selby District Council Private organisations	- Recreation Open Spaces including Cricket Ground (private) and equipped play area.	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- 3x Churches - Village hall	Not known	

Cawood				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus service – regularly throughout the day and evening to York and Selby	--	
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - Kelfield WWTW has the capacity to accommodate up 400 additional dwellings. - Area protected by flood defences (risk to protection – evidence of movement)	- Replacement flood defences approx cost = £10 million - No capacity to accommodate foul and surface water from Greenfield development.	Environment Agency Developer contributions
Education	NYCC Education Providers	- Primary school	- No spare capacity – extensions will be required to accommodate additional dwellings.	NYCC Developer contributions

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Health	York & North Yorkshire Primary Care Trust NHS GP Practices	Branch Surgery closed March 2011 – service now provided from Posterngate Surgery, Selby.	No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sports and play) including Football, Cricket and Tennis	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- Village hall	Not known	

Church Fenton				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Network Rail Bus and Rail operators NYCC Highways Agency	- Rail station, with direct regular service to York and Leeds and frequent service to Selby (with a change) - Bus service – intermittent (not commuter) throughout the day to Pontefract and Tadcaster	--	
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - Waste water capacity to deal with a	- Surface water drainage capacity required - Sustainable drainage techniques to be employed	Developer contributions Yorkshire Water Env Agency

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		level of new development - Protected by flood defences. (which also prevent water from the wharf flooding into Selby Dam catchment)	- Development of individual sites may require infrastructure to be upgraded	
Education	NYCC Education Providers	- Primary school - Playgroup - After school club	- Primary School at capacity, extensions required to accommodate any additional dwellings.	NYCC Developer Contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery	No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play), together with a bowling green	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- 2x Churches - Village Hall	Not known	

Eggborough & Whitley				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Network Rail Bus and Rail operators NYCC Highways Agency	- Train station – commuter service to Leeds through Castleford, Pontefract etc. - Bus service – Both villages connected with hourly frequency to Selby and		

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		Doncaster, and Eggborough connected on an almost hourly basis to Wakefield - M62	- Development to make best use of existing sustainable transport infrastructure. Also demand management measures to be incorporated in development proposals.	
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water.	- New development would need to be in phase with planned investment to Eggborough WWTW. - Sustainable drainage techniques to be employed - No capacity to accommodate foul and surface water from Greenfield development. - EA currently assessing area through the Lower Aire Strategy.	Developer contributions Yorkshire Water
Education	NYCC Education Providers	- Primary School - Day nursery	- Primary School close to capacity, extensions required to accommodate more than 100 additional dwellings.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery	No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	Eggborough Police Station (restricted hours)	No information supplied	--

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Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play)	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- 1 x Church - Village Hall - Sports and social club	Not known	

Fairburn				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus service – connecting with Tadcaster, Sherburn and Pontefract regularly during the day (including a commuter service) and Selby for Monday Market days.	--	
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water.	- Sutton WWTW currently being upgraded, but not to serve future allocations, investment required. - Sustainable drainage techniques to be employed - Development of individual sites may require infrastructure to be upgraded - EA currently assessing area through the Lower Aire Strategy. - Risk when the lngs used as flood storage reservoir for Castleford.	Developer contributions Yorkshire Water

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Education	NYCC Education Providers	- Primary School	- Limited capacity, extension required to accommodate more than 60 additional dwellings.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices		No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play) plus skate and BMX park	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- Church & hall - Community centre	Not known	

Hambleton				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus service to Selby and Leeds, hourly during the day – no Sunday service		
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water &	Yorkshire Water Environment Agency	- Water Supply - Sewerage network for foul and surface	- Waste water is at capacity and new development may need to be	Developer contributions

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Drainage	Internal Drainage Boards	water.	in phase with investment to Hambleton WWTW. - Development of individual sites may require infrastructure to be upgraded	Yorkshire Water
Education	NYCC Education Providers	- Primary School - Children's play group	- No capacity at Primary School, extensions required to accommodate any additional dwellings.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices		No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service		No information supplied	
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play)	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- Village Hall - Church	Not known	

Hemingbrough				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus service to Selby and Goole 4 times per day (none commuter times and no Sunday service)	--	

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Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - WWTW undergoing expansion to meet EU standards.	- New development may need to be in phase with investment to Hemingbrough WWTW.	Developer contributions Yorkshire Water Env Agency
Education	NYCC Education Providers	- Primary school - Day nursery	- Current capacity to accommodate 160 new dwellings, development beyond this would call for extensions.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery held four times a week.	- Due to size of premises, can only accommodate a small increase in patient numbers.	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play) plus bowling green and fitness centre	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- 2x Churches - Village hall	Not known	

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Kellington				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	Bus service – hourly daytime to Selby, Pontefract and Wakefield	--	
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - Very limited waste capacity. - Protected by River bank and back barrier bank (risk to properties if failure occurred)	- New development will need to be in phase with investment in Eggborough WWTW. - EA currently assessing area through the Lower Aire Strategy.	Developer contributions Yorkshire Water Env Agency
Education	NYCC Education Providers	- Primary School	- Limited capacity, development beyond 40 additional dwellings will require extensions.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Dental surgery	No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council	- Equipped play area	Not known	

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	Private organisations			
Community Facilities	Selby District Council Various groups and organisations within the community	- Village Hall	Not known	

Monk Fryston & Hillam				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus service – Monk Fryston - mostly hourly to (day and evening) to Selby, Sherburn and Leeds, and both villages – mostly hourly during the daytime to Pontefract, Sherburn and Tadcaster		
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - WWTW has very limited capacity to accommodate new development.	- No capacity to accommodate foul and surface water from Greenfield development. - Hillam WWTW may require upgrading. - EA currently assessing area through the Lower Aire Strategy.	Developer contributions Yorkshire Water Env Agency
Education	NYCC Education Providers	- Primary school	- Primary School close to capacity, extensions required.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery	No information supplied	

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Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play)	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- Village Hall	Not known	

North Duffield				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus to York, day and evening every 2 hrs and 4 x per day on Sundays		
Energy	National Grid CE Electric UK Northern Gas Networks	- Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - Hambleton WWTW at capacity – expansion scheme to be considered if development necessitates.	- New development will need to be in phase with investment in WWTW - No capacity to accommodate foul and surface water from Greenfield development. - Known sewer capacity and internal flooding issues in the	Developer contributions Yorkshire Water Env Agency

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			village	
Education	NYCC Education Providers	- Primary School	- School at capacity, extensions will be required.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery	No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open spaces (sport and play) including a bowling green	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- Village Hall - Church	Not known	

Riccall				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus service to Selby and York approx every 20mins daily, Evenings hourly, Sunday half hourly	--	
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--

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Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - WWTW capacity at Barlby for approx 500 additional dwellings.	- Any large developments will need to be phased with investment - Known sewer capacity and flooding issues in the village	Developer contributions Yorkshire Water Env Agency
Education	NYCC Education Providers	- Primary School	- School at capacity, extensions required to accommodate any additional dwellings.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery	No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play)	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- 2x Church - Village hall - Community Centre	Not known	

South Milford				
Infrastructure Category	Lead Organisation	Existing	Necessary Provision	Funding Sources
Transport	Network Rail Bus and Rail operators NYCC Highways Agency	- Rail station – direct and regular trains to York and Leeds with a change - Bus service – approx hourly 6 days a week to Selby & Leeds (Sunday 2 hourly) and 6 days a week – hourly – to Pontefract and Sherburn	- Rail authority keen to gain funds to build a car park at the station – estimated costs excluding land = £500,000. - Development to make best use of existing sustainable transport infrastructure. Also demand	

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		- A1	management measures to be incorporated in development proposals.	
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - WWTW capacity at Sherburn to accommodate reasonable growth of the village	- No surface water capacity exists.	Yorkshire Water Developer contributions
Education	NYCC Education Providers	- Primary School	- Current capacity for 100 additional dwellings. Development beyond this will require extensions.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery	No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play)	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- 2x Church - Church hall - W.I. hall	Not known	

Thorpe Willoughby				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Bus operators NYCC Highways Agency	- Bus service - Bus service to Selby and Leeds, hourly during the day – no Sunday service		
Energy	National Grid CE Electric UK Northern Gas Networks	Energy supply	- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	--
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water.	- No capacity to accommodate significant development - development will need to be in phase with investment at Hambleton WWTW. - No capacity to accommodate foul and surface water	Yorkshire Water Developer contributions
Education	NYCC Education Providers	- Primary school - Day nursery	- Capacity to accommodate up to 220 additional dwellings, development beyond this will require extensions.	NYCC Developer contributions
Health	York & North Yorkshire Primary Care Trust NHS GP Practices	- Doctors' surgery	No information supplied	
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council	- Various Recreation Open Spaces (sport and play)	Not known	

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	Private organisations			
Community Facilities	Selby District Council Various groups and organisations within the community	- Church - Village hall	Not known	

Ulleskelf				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Funding Sources
Transport	Network Rail Bus and Rail operators NYCC Highways Agency	- Rail station – Direct service to York and Leeds serving commuters - Bus Services – to Pontefract, Sherburn and Tadcaster approx 2 hourly during the day – 6 days per week		
Energy	National Grid CE Electric UK Northern Gas Networks		- No capacity issues have been identified - Investment is driven by demand and improvement plans - Not known	
Water & Drainage	Yorkshire Water Environment Agency Internal Drainage Boards	- Water Supply - Sewerage network for foul and surface water. - Flood protected to a 1:30 standard	- No capacity to accommodate new dwellings – development will need to be in phase with investment in Tadcaster WWTW. - No capacity to accommodate foul and surface water New Flood Alleviation Scheme would cost approx £10 million.	Yorkshire Water Env Agency Developer contributions
Education	NYCC Education Providers	- Kirk Fenton Primary school in Church Fenton	- Primary School at capacity, extensions required to accommodate any additional dwellings.	NYCC Developer contributions
	York & North Yorkshire	- Doctors' Surgery (from Sherburn	No information supplied	

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Health	Primary Care Trust NHS GP Practices	Group Practice) two mornings per week.		
Emergency Services	North Yorkshire Constabulary North Yorkshire Fire & Rescue Service	--	No information supplied	--
Leisure	Parish & Town Councils Selby District Council Private organisations	- Various Recreation Open Spaces (sport and play)	Not known	
Community Facilities	Selby District Council Various groups and organisations within the community	- Village Hall - Church - Post Office - Garage	Not known	