

Let's Talk

# PLAN SELBY

BASELINE REPORT

Selby District Market Town Study

7<sup>th</sup> July 2015 Revision D

## I. Introduction

Selby District Council is preparing the second part of its Local Plan. This is the Sites and Policies Local Plan, called PLAN Selby. It will deliver on the ground the strategic planning policies of the adopted Core Strategy Local Plan which plan up to the year 2027. This Market Towns Study (MTS) brings together the existing and draft evidence base to support PLAN Selby as they affect the towns of Sherburn in Elmet, Selby and Tadcaster.

When complete later this year, the MTS will be in three parts:

- Part A: Baseline Evidence Review
- Part B: Issues and Options arising from Focused Engagement
- Part C: Issues and Options for PLAN Selby.

Part C will include the drafting of a Vision and priority Objectives for each town.

This DRAFT baseline evidence review is 'work in progress' to be fact checked during the forthcoming stakeholder workshops and focused engagement. The collection of data to inform the MTS and PLAN Selby is an on-going process.

Planning and engagement consultants, Spawforths, are undertaking the MTS and have visited each town to become familiar with the town centres and town environments, including infrastructure and connectivity and their spatial relationship within the District and neighbouring Districts.

Later in the PLAN Selby plan making process, when all reasonable options have been appraised and following a major consultation on the Council's preferred options (early 2016) the Council will take account of the representations made, decide whether the preferred options need changing and then decide to go forward and seek adoption of its Draft PLAN Selby (Summer 2016)..

It will be at this point that the Council intends to commission consultants to provide a Masterplan for each town which reflects the policies and proposals of PLAN Selby and seeks further consensus on some of the detailed designs and projects for implementation.

All PLAN Selby's policies and proposals, including any emerging visions for the three towns identified through the Market Towns Study, should be formulated to deliver the Core Strategy and should be based on the most up-to-date evidence base.

Given the Core Strategy was adopted in 2013, and will form Part I of the new Local Plan “PLAN Selby” there is now a need to review the relevant policy context, in particular the Core Strategy and all existing evidence base which was prepared to support the Core Strategy and any new and emerging evidence to ensure that any Vision, Growth Strategy and Policy Options identified as part of the Market Town Study are:

- compliant with the Selby District Core Strategy (SDCS)
- justified by the evidence base used to inform the SDCS and PLAN Selby
- Realistic in terms of viability and deliverability
- Appropriate to form part of a Local Plan or SPD to a Local Plan.

This Baseline Report provides a full and comprehensive review of all relevant evidence base, at a national, regional and local level, which has included site visits to each town to understand the town centre(s) and town environment(s), including infrastructure and connectivity and their spatial relationship within the district.

This provides a concise review of the relevant evidence relevant to the three market towns. To review each document in full, please refer to the relevant documents available on the Council website.

## 2. Schedule of Baseline Documents and Evidence Base

<b>NATIONAL PLANNING POLICY</b>	
1.	The National Planning Policy Framework (NPPF) (2012)
2.	NPPG (2014)
<b>SUB REGIONAL POLICY AND STRATEGIES</b>	
3.	North Yorkshire Community Plan 2011-2014;
4.	Strategic Economic Plan, York, North Yorkshire And East Riding Enterprise Partnership – Business Inspired Growth, 31st March 2014
5.	North Yorkshire County Council Plan 2020
<b>LOCAL POLICY, STRATEGIES AND EVIDENCE BASE</b>	
6.	Selby District Council Selby Retail And Leisure Study (RLS), May 2015, GVA Grimley
7.	Selby District Council Employment Land Review (Draft) April 2015, GVA Grimley
8.	Selby District Council The Site And Policies Local Plan – Initial Consultation 24 November To 19 January 2015
9.	Selby District Council Summary Of Representations To Plan Selby Initial Consultation Document
10.	Selby District Council Draft Engagement Plan, Selby District Council, Initial Consultation On The Draft Sites And Policies Local Plan, November 2014
11.	Plan Selby Sites And Policies Local Plan Initial Consultation, Sustainability Appraisal Report, Waterman, November 2014
12.	Selby District Council Draft Duty To Cooperate Statement To Accompany The Initial Consultation On The Sites And Policies Local Plan, November 2014
13.	Selby District Council Draft Infrastructure Delivery Plan (IDP), September 2014
14.	Selby District Sustainable Community Strategy 2010-15 Refreshed June – October 2012
15.	Selby District Draft Corporate Plan, 2015 – 2020

16.	Selby District Council Selby District Core Strategy Local Plan, Adopted October 2013
17.	Selby District Local Plan Adopted 2005 - Selby District Council, 2005)
18.	Level 1 And 2 Strategic Flood Risk Assessment And Addendum (SFRA), Living Document, November 2008/February 2010, Prepared By Scott Wilson On Behalf Of Selby District Council
19.	A Study Of Green Belt, Strategic Countryside Gaps And Development Limits – <u>Draft Stage 1 Green Belt Study</u> , Prepared By ARUP on Behalf Of Selby District Council, June 2015
20.	A <u>Draft Stage 1 Green Belt Study</u> , Strategic Countryside Gaps And Development Limits For Plan Selby - <u>Strategic Countryside Gaps</u> , Prepared by ARUP On Behalf Of Selby District Council, June 2015
21.	A <u>Draft Stage 1 Green Belt Study</u> , Strategic Countryside Gaps And Development Limits For Plan Selby - <u>Definition Of Development Limits</u> , Prepared by ARUP On Behalf Of Selby District Council, June 2015
22.	A <u>Draft Stage 1 Green Belt Study</u> , Strategic Countryside Gaps And Development Limits For Plan Selby – <u>Method Statement for Identifying Safeguarded Land</u> Prepared by ARUP On Behalf Of Selby District Council, June 2015
23.	Draft PLAN Selby Site Allocations: A Framework for Site Selection, Prepared by ARUP On Behalf Of Selby District Council, June 2015
24.	Selby District Council Strategic Housing Land Availability Assessment (SHLAA), June 2015
25.	Draft Selby Strategic Housing Market Assessment, June 2015, Prepared By GL Hearn Limited
26.	Strategic District Renaissance Strategic Development Framework (SDF) (2006)
27.	Selby District Council – Selby Station Quarter Proposed Supplementary Planning Document (SPD) - Informal Consultation Document (2009)
28.	Selby District Council - Selby Town Design Statement (SPG) March 2004
29.	Selby Town Conservation Area Character Appraisal By Plann.It On Behalf Of Selby District Council (2007)
30.	Selby Town Enterprise Partnership – STEP Enterprise Strategy 2014-17 (January 2014)
31.	Tadcaster & Villages Community Engagement Forum – Tadcaster And Villages Community Development Plan 2012 – 2015.
32.	Highways Assessment For Selby District Part A, Rev B, Working Paper, Pell Frischmann Consultants on Behalf Of Selby District Council, March 2015

33.	Selby Central Community Engagement Forum – Community Development Plan Progress Update (March 2015)
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### 3. National Planning Policy Documents and Evidence Base

<b>I.</b>	<b>BASELINE REPORT: NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2012 – DCLG)</b>
<b>PURPOSE</b>	
The NPPF sets out the Government’s planning policies for England and how these are expected to be applied, with one of its main aims to contribute towards the achievement of sustainable development	
<b>SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby</b>	
<ul style="list-style-type: none"> <li>• The aim of the NPPF is to enable planning decisions to be made at a local level, with reference to local planning guidance, rather than nationally developed guidance documents. The following policies and recommendations are relevant to the Selby Market Town Study and emerging PLAN Selby.</li> <li>• Local Plans should meet objectively assessed needs</li> <li>• Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development</li> <li>• Plan positively to support local development, shaping and directing development in their area</li> <li>• Be genuinely plan-led, empowering local people to shape their surroundings.</li> <li>• Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs</li> <li>• Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside</li> <li>• Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres and to support their viability and vitality</li> <li>• Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations</li> <li>• Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;</li> <li>• Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area,</li> <li>• Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years’ worth of housing against their housing requirements with an additional buffer of 5% and where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%</li> <li>• Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15</li> <li>• Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.</li> <li>• Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them by designating land as Local Green Space</li> </ul>	

- Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,
- Plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
- Be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations on planning issues that cross administrative boundaries
- Indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map
- Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable.

**IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The Selby Market Town Study and PLAN Selby must have regard to the NPPF to ensure the PLAN is based on robust evidence base and objectively assessed need to ensure it is found sound.

**2. BASELINE REPORT: NATIONAL PLANNING PRACTICE GUIDANCE (2014 – DCLG)**

**PURPOSE**

The National Planning Practice Guidance ('PPG') was launched by the Government on the 6th March 2014 and provides a web-based resource in support of the NPPF. Following its launch, a number of previously published planning guidance documents have been cancelled.

**SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

The PPG draws upon a number of the previously published guidance documents and does not seek to alter national policy set out in the NPPF, only to supplement it and provide further guidance.

**IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The Market Towns Study and PLAN Selby must ensure that they are compliant with and tested against the NPPF and PPG.

## 4. Sub Regional Policy Documents and Evidence Base

<b>3. BASELINE REPORT: NORTH YORKSHIRE COMMUNITY PLAN 2014 - 17</b>
<b>PURPOSE</b>
The plan sets out the key issues and actions that need to be tackled in partnership across North Yorkshire in the next three years, to help make sure that the County is well placed to respond to both challenges and opportunities.
<b>SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby</b>
<p>The three priorities for 2014 – 17 are as follows:</p> <p>Facilitate the development of key housing and employment sites across North Yorkshire by delivering necessary infrastructure investments through partnership ( this is key to attracting and retaining a local workforce to support the economy)</p> <p>Supporting and enabling North Yorkshire communities to have greater capacity to shape and deliver the services they need and to enhance their resilience in a changing world</p> <p>Reduce health inequalities across North Yorkshire</p>
<b>IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby</b>
The Market Town Study and PLAN Selby will identify housing and employment land allocations consistent with the priorities of the Plan. The focussed engagement events will allow local communities to help shape and deliver a Vision and strategy for their town consistent with the priorities of the Plan.

<b>4. BASELINE REPORT: STRATEGIC ECONOMIC PLAN, YORK, NORTH YORKSHIRE AND EAST RIDING ENTERPRISE PARTNERSHIP – BUSINESS INSPIRED GROWTH, 31ST MARCH 2014</b>
<b>PURPOSE</b>
<p>The LEP has four clear ambitions to deliver by 2021:</p> <ul style="list-style-type: none"> <li>• Create 20,000 new jobs</li> <li>• Deliver £3 billion growth</li> <li>• Connect every student to business</li> <li>• Double the rate of house building</li> </ul> <p>The vision is to make York, North Yorkshire &amp; East Riding the place in England to grow a small business, combining a quality business location with a great quality of life. The Strategic Economic Plan is built around this vision.</p>

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- The Strategic Economic Plan seeks to prioritise successful and distinctive places, unlocking strategic housing and employment sites and makes specific reference to maximising the strengths of market towns.
- The A1/A19 is identified as a growth corridor with investment targeted towards Selby as a growth town and Sherburn in Elmet which has been identified for strategic investment in logistics. The Strategic Economic Plan identifies a five year growth plan for Selby. This sets out housing and employment growth ambitions over the next five years.
- It recognises that there are major strategic sites, including Olympia Park, Selby which have planning permission but infrastructure costs are delaying development. Removing these barriers is recognised as essential to meet housing and employment growth targets. The site is flagged as an opportunity to utilise the Local Infrastructure Fund to unlock the homes on this site.
- The Selby Growth Plan identifies the growth potential and states that in addition to Olympia Park further housing sites will need to be identified through PLAN Selby to meet housing requirements. It also recognises that investment infrastructure will be required to bring them forward, in particular access to the Olympia Park employment land.
- The Strategic Economic Plan also recognises the Proving Ground at Sherburn in Elmet as a growth facilitator and the Selby Marina development which includes 300 houses. The Proving Ground proposal comprises the construction of a bridge, key access road and services together with site enabling works to facilitate the fast track delivery of this major employment site.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The Strategic Economic Plan recognises the importance of Selby and Sherburn in Elmet to housing and employment growth and that further housing sites will need to be identified through the Selby Market Town Study and PLAN Selby to meet housing requirements and the growth aspirations set out in the Strategic Economic Plan.

## **5. BASELINE REPORT: NORTH YORKSHIRE COUNTY COUNCIL PLAN 2020**

### **PURPOSE**

The Plan sets out the key issues and actions that need to be tackled in partnership across North Yorkshire in the next three years, to help make sure that the county is well placed to respond to both challenges and opportunities.

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- The Plan identifies five key priorities:
- Opportunities for young people;
- Tackling loneliness and social isolation;
- Transport links;
- Economic opportunity for all parts of the county;
- Broadband connectivity;

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The Market Town Study and PLAN Selby will identify housing and employment land allocations consistent with the fourth priority of the Plan. The focussed engagement events will allow local communities to help shape and deliver a Vision and strategy for their town consistent with the priorities of the Plan.

## 5. Local Policy Documents and Evidence Base

<b>6.</b>	<b>BASELINE REPORT: SELBY DISTRICT COUNCIL SELBY RETAIL AND LEISURE STUDY (RLS), MAY 2015, GVA GRIMLEY</b>
<b>PURPOSE</b>	
<p>The study provides an up-to-date and robust evidence base on retail, leisure and other town centre uses to underpin the development of the Council's future policies and site specific allocations in the emerging sites and policies Plan ('PLAN Selby').</p> <p>The results of this survey are drawn together to provide a set of robust recommendations to enable the Council to proactively plan for future development. The quantitative need identified should be used to inform policy which will endure over the short to medium term as required</p>	
<b>SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby</b>	
<p><b>Implications for Selby District</b></p> <ul style="list-style-type: none"> <li>• The combined impact of increasing competition from multi-channel retailing (primarily the internet) and the rationalisation of operator representation towards sub-regional centres and out of town shopping destinations will impact on the future strategy for the main centres in Selby.</li> <li>• It is likely to be difficult to attract the retailers and leisure operators necessary to deliver a step-change in the performance of the main centres in Selby, particularly given recent significant retail development at the main out-of-centre retail park destination in York (Monks Cross and Vangarde).</li> <li>• Any quantitative (physical) expansion of the retail offer in the town should be balanced with a strategy which seeks to qualitatively distinguish the centre from higher order retail locations by emphasising its Unique Selling Points with an emphasis on the local independent offer, quality of place and non-retail offer, distinctive heritage assets and provide a provide an attractive shopping and leisure experience which the internet is unable to match. A vital component of this will be making town centres as accessible as possible, with improved and cheaper car parking.</li> <li>• With respect to both Tadcaster and Sherburn in Elmet, given that the limitations of the existing offer and that the centres serve highly localised catchments, the forward strategy should focus on adequately meeting daily shopping and service needs.</li> <li>• Planning policy should ensure flexibility, especially in relation to peripheral locations on the edge of the town centres, to allow the role of the town centre to adapt to the market trends identified in this section.</li> <li>• Tesco no longer intends to implement the existing planning permission for larger replacement store in Selby (as per the wider business decisions it has made recently against large format stores). The former Civic Centre and depot part of the site is now being marketed. It has therefore been excluded from the commitment for the assessment of need for new retail floorspace.</li> <li>• Other commitments include foodstore and shops as part of Staynor Hall (part of 3<sup>rd</sup> phase) foodstore as part of Olympia Park, shops as part of Rigid Paper Mill site (assumed to be trading by 2022) and Aldi at Low Street, Sherburn in Elmet (assumed to be trading by 2017)</li> <li>• Based on shopper and retailer surveys the most popular suggested improvement was for a new / improved cinema.</li> <li>• Based on shopper and retailer surveys the most popular suggested improvements in relation to the quality of the environment in Selby town centre were improved street furniture/floral displays, improved/new facilities for young adults, pedestrianise the main shopping streets.</li> <li>• The most popular suggestions for the town centre improvements received from town centre businesses</li> </ul>	

within Selby were for the provision of free parking.

### **Selby**

- When existing commitments are taken into account, there is no significant quantitative need identified for new convenience floorspace in Selby over the Local Plan period to 2027.
- There are no quantitative deficiencies in convenience provision in Selby, or qualitative deficiencies that will not be met by the existing commitments for new convenience retail floorspace in Selby. This takes into consideration retail proposed as part of residential growth proposed as part of Staynor Hall and Olympia Park.
- If developer-led proposals emerge for a new discount foodstore (e.g. Lidl / Netto) or a higher-end store (M&S Simply Food, Waitrose etc.) as part of a mixed-use development on the Portholme Road site, or on an alternative in or potentially edge-of-centre site in Selby, then there is sufficient scope for the Council to support new provision.
- Overall, on the basis of existing convenience provision in the town and committed developments, it is concluded that there is no need for the Council to proactively allocate a site for convenience retail development in Selby over the Local Plan period.
- It is recommended that the Council should proactively plan for up to 1,000 m<sup>2</sup> of comparison sales area floorspace in the period 2014 to 2022 rising to 3,300 m<sup>2</sup> in the longer term period to 2027, in addition to the new comparison retail floorspace committed as part of the Staynor Hall and Olympia Park foodstores and the Rigid Paper site scheme. GVA's recommendation takes into account the level of planned housing growth in Selby District as set out in the Selby District Core Strategy.
- This is on the conservative side and that there is potentially future capacity to support a greater level of comparison retail development in the town, above the recommendations.
- Sensitivity test indicates that if the planned level of housing growth across Selby is not delivered, the comparison retail capacity in Selby will be significantly lower (capacity for up to 1,900 m<sup>2</sup> of comparison sales area floorspace in the period up to 2027).
- Given the key NPPF requirement to ensure an appropriate supply of suitable sites to meet identified needs, it is important that the Council undertakes an immediate assessment of potential site opportunities given that the town centre is physically constrained.
- In advance of a full review of potential site opportunities in Selby, one immediately available site opportunity in the town is the former Civic Centre and depot site on Portholme Road, which is currently subject to a marketing campaign. If no other deliverable sites available within sequentially preferable locations in the town centre come forward, then the Portholme Road site, which is permitted to accommodate an uplift in retail floorspace of c. 2,900 m<sup>2</sup> gross (c. 2,200 m<sup>2</sup> net), represents an opportunity for accommodating new comparison retail development (site immediately available; no requirement for land assembly, quantum of substantive development already approved).
- Any new retail provision which comes forward in Selby will be determined by operator interest in locating in the town. The Council should therefore adopt a flexible approach in response to any proposals which come forward in Selby.
- There is an identified requirement for a new hotel as well as new food and drink provision (drive-through restaurants etc.).
- Given the availability of the Portholme Road site, which is located in relatively close proximity to the town centre core and therefore could facilitate linked shopping trips, there is no need or justification for the Council to plan or support new retail (or leisure) development in inferior out-of-centre locations within the town.

### **Leisure – Selby**

- Despite opening of the new leisure centre, the family orientated commercial leisure offer is extremely

limited.

- A new dedicated cinema, accompanied by national restaurant chains would provide a genuine family orientated focus for the evening and weekend leisure offer in the town.
- The Council should actively seek to establish if there is prospective commercial interest in the town and if so the appropriate scale and format of provision so as to subsequently inform any site allocation exercise if necessary.
- The Tesco (former Council offices) site on Portholme Road provides a short-term (deliverable) site development opportunity. The Council should therefore allow sufficient flexibility for a market responsive scheme to come forward.

#### **Hotel Assessment – Selby**

- Development will depend on whether or not developer operator criteria can be met.
- There is reasonable representation of branded and independently-operated hotels within Selby and Tadcaster at present. However, there is a lack of branded, chain operator presence in Selby. More generally it would seem that there is presently a lack of good quality upper three star/ four star branded hotels serving the district.
- Soft market testing exercise has been undertaken with a number of hotel operators. This confirms current demand for representation is limited given its proximity to York
- The Tesco (former Council offices) site on Portholme Road could provide a short term opportunity for a new hotel to be delivered as part of a mixed-use scheme.

#### **Tadcaster**

- The vacancy rate in Tadcaster in terms of the number of vacant outlets, is substantially higher than the UK average.
- Many of the vacant units are located in the heart of Tadcaster town centre, on Bridge Street, High Street and Kirkgate. In this historic part of the town centre, unit sizes are typically small. GVA therefore consider that Tadcaster town centre is performing poorly in relation to the key vacancy indicator.
- Current vacant units within the town centre detract from its overall appearance.
- A lack of visitors and customers together with the overall liveliness of the town centre are key issues for local businesses in Tadcaster.
- The most popular suggestions for the town centre improvements were for the provision of more independent traders and an increase in the choice and range of shops
- It is important that the Council seeks to proactively plan for new convenience provision in the town to address existing convenience deficiencies (up to 1000m<sup>2</sup>). Given that the Sainsbury's store is centrally located within the town centre and facilitates linked trips (shared car park etc.), it is essential that any potential site allocation made by the Council is not in a sequentially inferior location.
- The baseline capacity is clearly insufficient to support any new substantive development that would generate a step-change in the town centre market share and performance. There is limited realistic potential for Tadcaster to significantly improve its performance and attractiveness as a comparison retail destination given its size, the catchment it serves and its proximity / access to York (regional retail destination).
- The Survey concludes that there is no specific requirement for the Council to proactively plan for new comparison retail provision in the town over the Local Plan period. The strategy for the town centre should be based on qualitative grounds in terms of promoting Tadcaster as a distinguishable place in the wider retail hierarchy.
- Improvements to the town centre environment / public realm have been identified in both the health check and retailer business surveys and must be addressed going forward in order to enhance the vitality and viability of the centre; current vacancies and downgraded environment are detracting from the significant

physical / environmental assets which the town has (Castle, River Wharf setting etc.).

#### **Leisure – Tadcaster**

- Consistent with the strategy recommendations for retailing, the commercial reality is that there is limited potential to deliver new commercial leisure uses to significantly improve the attractiveness or prominence of the town as a leisure destination.

#### **Sherburn in Elmet**

- The vacancy rate is low with only two small units vacant in the defined centre.
- The main suggested retail improvements that would encourage respondents to shop in the town centre more often was improved foodstore provision,
- When asked what leisure improvements would persuade them to visit the town centre more often, the most popular suggested improvement was an enhanced range of health and fitness facilities / gyms, followed by improved youth / young adult facilities, a new swimming pool, improved play areas for children and an improved range of places to eat.
- Local businesses consider the poor quality of the town centre environment and availability of car parking to be the main issues facing Sherburn in Elmet.
- Other aspects of the town centre also highlighted as poor include a lack of leisure facilities, the marketing of the town centre, the street market, a lack of visitors/customers, the quality/number of places to eat and drink, and traffic congestion.
- There is insufficient capacity under all of the assessed scenarios to support significant new convenience provision within the town over the emerging plan period to 2027. The Aldi store will significantly improve the convenience shopping offer in the town in both quantitative and qualitative terms.
- On the basis of the recent approval of the Aldi store in the town centre, it is considered that there is no need for the Council to proactively plan for new convenience provision in the short to medium term period of the Local Plan. A future quantitative update to this study should be completed to assess future needs once the Aldi store has opened and regular trading patterns have been established.
- In terms of comparison, the baseline capacity identified is clearly insufficient to support any new substantive development that would generate a step-change in the town's market share and performance. The recently approved Aldi store in the town should however assist in improving the range of comparison goods available.

#### **Leisure – Sherburn in Elmet**

- Given the size of the town and its constrained catchment Sherburn will continue to perform a limited role as a leisure destination.
- Recommend that the Council consider the potential to provide enhanced public leisure facilities in Sherburn in Elmet.

#### **Town Centre Boundaries**

- The current adopted town centre boundaries in the Local Plan should be updated. On the basis of extensive on-site surveys, the recommended boundaries have been drawn for the respective towns.
- and now correspond with the NPPF (Annex 2) definition of town centres which comprises the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.
- Taking the defined Shopping and Commercial Centre (SCC) boundaries Selby, Tadcaster and Sherburn in Elmet as a starting point for the town centre boundaries, GVA recommend that the existing boundaries should be tightened to exclude areas of established residential uses and those areas which are located some distance from the Primary Shopping Area and do not function as part of the town centres. In parts of

Tadcaster and Sherburn in Elmet, GVA have further recommended the inclusion of small areas adjacent to but outside of the existing SCC boundary, that is predominantly occupied by main town centre uses and is well related to the existing SCC area.

#### Primary Shopping Area Boundaries

- It is considered that Tadcaster and Sherburn in Elmet are too small in physical terms to robustly define a primary shopping area boundary. The study therefore only recommends the designation of a Primary Shopping Area for Selby.

#### Frontage Policies

- It is recommended that the Council undertake a review of the adequacy and relevance of the existing defined Primary Shopping Frontage designations within Selby town centre. The Primary Shopping Frontage will include a high proportion of retail uses. The study recommends the designation of Primary Shopping Frontage for Selby. GVA consider that Selby is too small in physical terms to necessitate the definition of secondary shopping frontages.
- In the case of smaller centres, such as Tadcaster and Sherburn in Elmet, the town centre may not extend beyond the primary shopping area or indeed frontages. As such, GVA consider that Tadcaster and Sherburn in Elmet are too small to necessitate the definition of primary or secondary shopping frontages.

#### Implications for the Sequential Approach to Planning

- Recommendations for the definition of a Primary Shopping Areas (PSA) and changes to the town centre boundary in Selby as set out above will have implications in relation to the sequential approach, and the application of the sequential and impact test set out in the NPPF.
- The PSA of Selby is not currently defined in the Local Plan. Where the extent of the PSA is not defined, applicants and Council officers are likely to look to other defined boundaries, such as the primary shopping frontage and town centre boundaries, as well as any recommendations for boundary changes to identify the sequential location of a site. However, there remains considerable ambiguity over the sequential location of sites in Selby in retail terms.
- If adopted, GVA recommended primary shopping area boundary will define the area of the town considered to be in-centre for retail purposes. GVA recommend PSA encompasses a significantly wider area than the existing primary shopping frontages, but is smaller than the existing Shopping and Commercial Centre boundary. Potentially, parts of the existing Shopping and Commercial Centre area previously considered to be edge-of-centre in sequential terms may become in centre and vice-versa.
- Roughly speaking, a 300m area from GVA recommended PSA boundary in Selby provides an indication of the broad 'edge-of-centre area' of Selby. This 'edge-of-centre area' extends to: the River Ouse and railway through Selby to the east; south of Portholme Road to include the Police Station, former Civic Centre and Tesco store; along Gowthorpe to Armoury Road to the west; and north on Scott Road to Scott Road Medical Centre. GVA emphasise, however, that whether a site is edge- or out-of centre in sequential terms is dependent on the specific location of a site and its relationship with the PSA and is not strictly defined by distance from the PSA.
- Potentially, areas outside of the existing Shopping and Commercial Centre Boundary of Selby previously considered to be out-of-centre in sequential terms may become edge-of-centre, and vice-versa.

#### Impact Threshold

- Currently, the adopted Core Strategy Local Plan does not identify a local threshold for assessment for town centre proposals outside a centre. The NPPF defined threshold is 2,500 m<sup>2</sup> in the absence of any locally set floorspace threshold.
- It is therefore recommended that this Council actively proposes a floorspace threshold via PLAN Selby.
- Drawing together the survey evidence, it is recommended that the Council should adopt the following local

floorspace thresholds for planning applications for retail development:

- **CONVENIENCE;** a minimum local floorspace threshold of 500 m2 net for assessment.
- **COMPARISON;** a minimum local floorspace threshold of 300 m2 net for assessment.
- The proposed local thresholds would enable the Council to make a balanced planning assessment of the likely trading impacts of new provision on smaller centres.
- In order to ensure that future proposed new local centres associated with large strategic residential sites predominantly serve local needs and do not function as retail destinations which could compete with existing provision in defined town centres, it is important that the Council:
  - Establishes the potential quantitative needs likely to be generated by proposed new residential provision; and
  - Constructs appropriate policy framework so as to ensure that new provision solely serves local needs.

**Policy Recommendations**

- It is recommended that the Council should consider the following when constructing future site-specific policies for new local centres as part of new large /strategic residential developments:
- **Convenience Floorspace:** the maximum Class A1 convenience floorspace within the scheme should be specified.
- **Range of Uses:** the range of uses (Classes A1 – A5, D1 etc.) which would create a viable local centre offer should be set out.
- **Maximum Unit Size:** the maximum floorspace (square metres gross) size for an individual unit should be specified so as to ensure that large units are not created.
- **Phasing:** policy should set out the quantum of residential development which should be constructed prior to commencement of trading so as to ensure that the local centre does not come forward in advance or isolation of the residential it is intended to serve.
- The headline policy framework would enable the Council to control the nature of local centre provision that comes forward whilst enabling a viable scheme to emerge and respond to commercial market interest.

**IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

This provides a short summary of this baseline report and some of the initiatives which should be used to inform the Selby Market Town Study and PLAN Selby.

Location	Convenience	Comparison	Leisure
<b>Selby</b>	None	Need to plan for up to 4,700m <sup>2</sup> gross new floorspace in the period up to 2027.	Need for further investigation to identify market potential to deliver new provision.
<b>Tadcaster</b>	Need to accommodate a new food store	None	None
<b>Sherburn in Elmet</b>	None	None	None

There is a quantitative and qualitative need for new comparison provision in Selby over the Local Plan period. The Council should proactively plan to meet the need for up to 1,000 m2 net / 1,400 m2 gross in the period up to 2022, rising to 3,300 m2 net / 4,700 m2 gross in the period up to 2027. Given the NPPF requirement to ensure an appropriate supply of suitable sites, it is important that the Council undertakes an immediate

assessment of potential sites.

Without prejudice to this necessary site search exercise, if no other deliverable sites are available within sequentially preferable locations in the town centre, then the former Civic Centre and depot site at Portholme Road represents a deliverable opportunity (site is immediately available; no requirement for land assembly; and substantive quantum of development already approved).

Whilst ideally Selby requires better clothing and fashion provision, given the proximity of the town to larger regional retail destination (York city centre and out-of-centre retail parks such as Monks Cross / Vangarde), it needs to be recognised that any scheme would be operator driven and the Council should therefore adopt a flexible mixed-use approach.

The Market Town Study should undertake an assessment of potential site opportunities for comparison retail in Selby

#### **Town Centre Initiatives**

- In completing the study exercise, a number of overarching themes have arisen from the individual survey exercises which would enhance their attractiveness as retail destinations. Several initiatives which are not specific to any one particular market town. High quality public realm is essential in creating an attractive town centre and thus increasing dwell time and enhances the character of the towns and therefore promotes their Unique Selling Point.
- Digitising the High Street:
- Marketing & Promotion:
- The following town centre initiative is suggested specifically for Selby. A more flexible car parking regime was identified in the business survey results for Selby as one of the main suggested improvements. The Council could review its car parking regime. Drawing these overarching initiatives together, the Council should engage with local residents, commercial businesses and stakeholders in the respective towns to begin developing a cogent centre-specific strategy.

## **7. BASELINE REPORT: EMPLOYMENT LAND REVIEW (ELR) (DRAFT) APRIL 2015, GVA GRIMLEY**

### **PURPOSE**

The ELR Report has been produced by GVA, in light of policy guidance set out in the Framework and PPG. Recommendations have been informed by an understanding of the wider policy and strategic context in which it sits (including the Core Strategy and saved policies of the Local Plan).

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- There is an over representation of manufacturing and energy sector jobs and floorspace in the district, particularly around Sherburn and Selby.
- Levels of vacancy within commercial stock across the District has consistently been low. This suggests a fairly tight market locally and limited speculative development. There is a general suggestion that a large proportion of existing stock (premises) is outdated and may not be suitable for modern business requirements.
- Emphasis on focusing higher value Business, Professional and Financial Services/BI office development in and around Selby town centre and the urban periphery. Tadcaster is seen as a suitable location for knowledge based employment activity, complementary to Selby.

- The main options for future development land in the potential additional supply are along the A19/A63 corridors, in South Selby and Selby town and former mining sites, including Gascoigne Wood.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The recommendations, identifying potential employment land allocations and employment need will be considered as part of the Selby Market Towns Study and PLAN Selby. The Review makes the following recommendations about each town which will inform future work.

- The Core Strategy requires an additional 37-52 ha of land for employment development during plan period. Comprising 22-27 ha for Selby (23ha of which is Olympia Park), 5-10 ha for Tadcaster and 5-10 ha for Sherburn in Elmet.

#### **Specific to Selby**

- The report states there should be an emphasis on focusing higher value Business, Professional and Financial Services/BI office development in and around Selby town centre and the urban periphery.
- The Core Strategy requires an additional 37-52 ha of land for employment development during plan period. Comprising 22-27 ha for Selby (23ha of which is Olympia Park).
- In summary, this ELR Report does not recommend any additional employment land allocations in Selby, beyond Olympia Park site and the site East of Bawtry Road to meet demand. The majority of existing allocations are recommended for removal from the employment land supply. In particular, the Selby Business Park and Access 63 site in Selby,
- Other potential additional sites include the former Civic Centre site as a potential office site and the Back Micklegate Car Park

#### **Specific to Tadcaster**

- Between 2005-2015 there has been no take up of allocated employment land
- The existing allocation - 9.00ha, London Road is not recommended for retention as an allocation
- The existing Papyrus Works site at Newton Kyme already has permission so will not need to be allocated
- The ELR confirms that there are limited alternative locations for potential allocations. The merits of site and alternative sites should be considered through Market Town Study.
- The ELR states that the small town centre site at Robin Hood Yard, Kirkgate has the potential to contribute to the identified office requirement.
- In summary, the ELR confirms that Tadcaster has insufficient existing supply and further sites need to be identified through PLAN Selby.

#### **Specific to Sherburn in Elmet**

- The ELR recommends the de-allocation of the existing allocated Sherburn Enterprise Park (1.46 ha)
- The ELR confirms that the Mine at Gascoigne Wood has potential to meet specialist freight terminal need.
- In summary, this ELR Report states that employment need and demands can be met by existing employment sites (Sherburn Enterprise Park) (proposed for de-allocation)

In summary, this ELR Report does not recommend any additional employment land allocations in Selby, beyond Olympia Park site and the site East of Bawtry Road to meet demand.

The Market Town Study should consider alternatives sites in Tadcaster.

The ELR Report recommends the de-allocation of the Enterprise Park. This existing site should be sufficient to meet future demand.

## 8. BASELINE REPORT: THE SITE AND POLICIES LOCAL PLAN – INITIAL CONSULTATION 24 NOVEMBER TO 19 JANUARY 2015

### PURPOSE

PLAN Selby is the Sites and Policies Local Plan being developed to deliver the broad strategic policies and vision set out in the Adopted Core Strategy. PLAN Selby will add more specific development proposals, such as identifying sites for housing, employment and other land uses, as well as setting out detailed policies for determining planning applications.

The initial consultation document seeks to identify the key planning issues which need to be considered in the document and understand the views of local people and landowners and responses to this consultation will inform the Council's future work on this document.

### SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby

- In broad terms PLAN Selby will identify sufficient sites to accommodate the development needs identified in the growth vision as set out in the Core Strategy.
- It considers whether there should be a more detailed 'Vision' for each of the three settlements of Selby, Sherburn in Elmet and Tadcaster within the context of the Core Strategy framework. The work undertaken as part of the Selby Market Town Study will inform this Vision.
- The suggested Aims and Objectives for PLAN Selby are:

#### Aims

- To make Selby District a great place to do business, to enjoy life and make a difference in line with the Councils' emerging Corporate Plan
- To deliver the Core Strategy growth in a sustainable manner consistent with national policy and local evidence.

#### Objectives

1. To deliver new development sites (allocations) for housing and employment needs and other uses (for example town centre uses)
2. That site selection procedure will include consideration of sustainability objectives
3. To translate strategy into place-specific policies and proposals to promote growth and to protect assets
4. To set up to date Green Belt Boundaries to endure beyond the life of this plan, and designate Safeguarded Land
5. To set new area-based policies and boundaries (such as Development Limits and town centre boundaries) if found to be needed.
6. To provide detailed policies/designations on specific topics (such as Climate Change and Renewable Energy, Rural Affordable Housing Exceptions Sites and Travellers) where appropriate

7. To set criteria-based policies only where necessary in order to avoid an overly-detailed plan or too many policies with little relevance.

**Key housing messages are as follows:**

- PLAN Selby must identify sufficient housing land allocations to deliver 7200 homes in the district up to 2027 as set out in the Core Strategy. This equates to 450 new homes per year. The indicative amount of new allocations based on the Core Strategy and completion and planning permissions granted since adoption of the Core Strategy are as follows:
  - Selby Urban Area: 2500 new dwellings (including Olympia Park site) 51% of overall district requirement
  - Sherburn in Elmet: 60 new dwellings 11% of overall district requirement
  - Tadcaster: 470 new dwellings 7% of overall district requirement
  - NB These housing figures have since been updated to take account of housing completions up to 1 April 2015. These updated figures are provided over the page.
  - The remaining allocations will be distributed in Designated Service Villages (29%) and Secondary Villages (2%)
  - NB – These are all minimum targets. Options to deliver these minimum targets under consideration and subject of this initial consultation to ensure delivery are: 1) allocating larger sites than required to ensure delivery; 2) allocating sites not currently available and deliverable but will be by the end of plan period; 3) identify contingency site allocations that could be released later on in plan period in the event of non-delivery.
- The approach to site allocation will be based on evidence and the site selection methodology in the SHLAA. 1) PDL within existing settlements 2) suitable greenfield sites within settlements 3) extensions to existing settlements on PDL 4) Extensions to existing settlements on greenfield land.
- Tadcaster's approach to meeting their housing requirement is based on a phased approach set out in the Core Strategy, whereby three phases of sites should be identified to ensure delivery in the light of potential land availability issues. The Phase 3 (contingency) sites could be located outside the town.

**Key employment messages are as follows:**

- PLAN Selby must identify sufficient employment land allocations to deliver 37 – 52 hectares in the district up to 2027 as set out in the Core Strategy. PLAN Selby will seek to identify how much and what type of employment land is needed in Selby, Tadcaster and Sherburn in Elmet
- The indicative amount of new allocation based on the Core Strategy are as follows:
  - Selby and hinterland 22-27 ha – The majority of this growth will be based at Olympia Park. What remains will focus on higher value businesses in and around the urban area
  - Tadcaster 5 – 10 ha – More suitable office space in town centre needed
  - Sherburn in Elmet 5 ha - Need to build on established manufacturing and upgrade existing buildings. Allocations may need to be larger due to land hungry nature of sectors.
- The Employment Land Report undertaken by GVA will inform the approach to employment in the district.
- The Retail, Commercial and Leisure Study prepared by GVA will include a review of town centre boundaries, land for new retail allocations, special policies needed for the three town centres and will provide the evidence base to consider developing a vision for the town centres.
- PLAN Selby will also consider the need to review development limits, strategic countryside gaps, green belt and safeguarded land. The Initial Consultation document requests feedback on whether these boundaries need changing.
- The Initial Consultation document requests feedback on how each town should grow and develop, what land needs to be allocated and what could a vision for the town say.

- Updated Housing Requirement needed in PLAN Selby based on housing completions up to 1 April 2015
  - Selby Urban Area: 2061 new dwellings (less the number of dwellings allocated at Olympia Park) 51% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy)
  - Sherburn in Elmet: 54 new dwellings 11% of overall district requirement (potentially subject to an additional 476 dwellings to conform with Policy SP6 (D) of the Core Strategy)
  - Tadcaster: 476 new dwellings 7% of overall district requirement (subject to an additional min. 476 dwellings to conform with Policy SP6 (D) of the Core Strategy)

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The Market Town Study and objectives, growth and policy options and Vision will need to have regard to the land and employment allocations identified in the PLAN Selby Initial Consultation Document which flow from the Core Strategy and the feedback and representations submitted to the Council during the consultation stages of this document.

## **9. BASELINE REVIEW: SUMMARY OF REPRESENTATIONS TO PLAN SELBY INITIAL CONSULTATION DOCUMENT, JANUARY 2015**

### **PURPOSE**

This provides a summary of the key issues raised by the representations made in respect of the Plan Selby Initial Consultation Document

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

#### **Comments on Duty to Cooperate Statement**

- Leeds City Council (LCC) provided an update on their allocations plan preparation programme for the site allocations. Noted is the Headley Hall proposal on the boundary of SDC close to Tadcaster. It's not clear how SDC will work with Leeds CC regarding Headley Hall and its impact on Tadcaster. SDC must maintain discussions with neighbouring authorities regarding housing delivery, infrastructure and green belt boundaries.
- Other issues include:
- York should meet its own needs and we should not be building houses in SDC for Leeds and York.
- Must have regard for neighbouring authorities plans. Given current stage of York, Leeds and Doncaster, SDC has opportunity to consider whether it can assist any of their unmet needs or if they can meet any of SDC's unmet needs.

#### **Comments on Draft Engagement Plan (EP)**

- It fails to commit SDC to engage collaboratively with stakeholders – it says 'may'.
- It is unclear why the EP highlights 'major land owners' when there is no such differentiation in the NPPF, and this focus on specific groups at the expense of other stakeholders fails to ensure the plan is developed with the understanding of all stakeholders.
- Include new objectives on flood risk, economy and jobs, reducing out-commuting, enhancing the environment, promoting the arts/cultural needs and relating to provision of infrastructure.

- Most responses in relation to the “key issues” are of support or provide general comments on the proposed topic areas. PLAN Selby should be more than just providing homes (i.e. social inclusion, cohesion, quality of life etc.).

#### **Topic 1 Providing Homes - Amount of Housing Allocations Needed**

- The base date should be updated to reflect 2015 figures - the consultation version is dated 2014. In assessing the base date there should be a review of the deliverability of permissions which will be carried forward. Overall there is support for the base date, however some argue for the base date to be the same as the Core Strategy (2011).
- Points were raised in terms of the deliverability issues in Selby Town in terms of flood

#### **Should PLAN Selby over-allocate to allow for any non-delivery on the allocations?**

- Support from house builders and agents that the housing requirement is a minimum target and that there should be over allocation to ensure choice and flexibility of sites to ensure housing delivery. A 20% buffer of sites was put forward by agents/house builders linked the NPPF requirement as part of the 5 year housing land supply calculation.
- A number of representations suggested that this would lead to over development across the District and that 10% non-delivery was already considered as part of the allocation calculation method. Objection to over allocation as this leads to Green Belt release.

#### **In Tadcaster, three phases are proposed. Phase 1 and the contingency phase 2 are to be in Tadcaster and will follow the site selection methodology referred to in the previous section. However, how should PLAN Selby determine where the contingency Phase 3 sites should be located?**

- Concern that if Phase 3 sites are allocated to local Designated Service Villages (DSVs) they will not be able to sustain the level of growth proposed and it will not address the issues in Tadcaster. Suggestion that Phase 3 should go in the next largest centre - Sherburn. Some level of objection by Tadcaster residents to the concept of Phase 3 sites as if this non delivery is reached it will mean a failed plan for the Town. Tadcaster Town Council also suggests that Phase 3 should be as close to Tadcaster as possible, this to include a Green Belt release.

#### **Topic 2 Promoting Prosperity**

##### **Q15 a) What approach should be taken on the existing Established Employment Areas as defined the Selby District Local Plan 2005?**

- Responses highlighted the need for the existing employment areas to be reviewed in term of the NPPF requirements to assess whether existing uses should be maintained for PLAN Selby or alternative uses considered.

#### **Is there a need for a detailed policy to apply to the Established Employment Areas?**

- General objection for detailed policies to restrict employment uses and a flexible approach to development on these sites should be promoted and development market led.

#### **In the Selby District Local Plan, all Employment Allocations were considered suitable for all types of employment use (B1, B2 and B8). However in light of the different roles of each of the towns, should PLAN Selby consider a different approach, for example being more specific about the types of employment uses on particular sites?**

- The majority of responses suggest a flexible approach to employment generation, in line with NPPF to ensure job creation with less restrictive policies being promoted. Some responses indicated that particular sectors or uses should be promoted on different sites across the District, based on PLAN Selby evidence.

#### **Green Belt**

- Green Belt sites can only be removed under exceptional circumstances therefore no Green Belt sites should be included in PLAN Selby.

### Site Specific

- SHER020 should be removed from Green Belt as the site is currently in industrial use and by re-drawing the boundary it would strengthen the role of Green Belt in the area.

### Should Development Limits be drawn tightly to maintain the settlement pattern, or loosely around the settlements to enable sympathetic development?

- Those wanting loose limits thought it blocked development, put unnecessary strain on the planning system, contributed towards the lack of 5 year supply and was against the NPPF. Many agents/developers have cited the limits are an old fashioned system that needs abolishing as it is based on out dated policy

### Strategic Countryside Gaps

- SCGs should only be built on if there are no other options available. This would need to be demonstrated. All SCGs should remain as they are.
- No new SCGs should be drawn as they are a restrictive policy. SCGs need reviewing. Keep SCSG off safe guarded land.

### Where should the boundaries of the new Strategic Countryside Gap between Selby and Thorpe Willoughby be drawn?

- Keep the boundary between Selby and Thorpe Willoughby as it is.
- The SCSG for Selby and Thorpe Willoughby/ Thorpe wood should follow the Yorkshire Water aqueduct. The Brayton and Thorpe Willoughby boundary should be the level crossing Leeds Road.
- The SCG between Selby and Thorpe Willoughby should be drawn from the Western side of Selby to the bridal path to the East of Thorpe Willoughby. Thorpe Willoughby is able to expand in a Westerly direction with scope into the SCG.

### Are the boundaries of the other existing Strategic Countryside Gaps still appropriate?

- The existing boundaries have scope to release some land.
- The gap between Selby and Barby can be reduced keeping the overall aim but to a more appropriate scale. Selby and Barby SCG needs reviewing with the gap reducing to 150m. Selby Brayton gap is out of date and is stopping development.

### Safeguarded Land

- The majority of other respondents recognised the need to identify safeguarded land to meet development needs beyond the plan period and to ensure that Green Belt boundaries do not need reviewing in the next plan period in accordance with the NPPF.
- Some comments referred to specific locations where Green Belt boundaries should be altered or protected. For example Sherburn in Elmet and Tadcaster. In Tadcaster a representation considered that there is no need to identify safeguarded land around Tadcaster as the Core Strategy already allows an over allocation of housing sites and any development above this level to be met outside the town.

### Are there any infrastructure requirements that have not been identified, including small scale and local needs?

- Other specific proposals included the need for the proposed spine road as part of the Cross Hills Lane housing site in Selby (within the existing local plan) to be included in the IDP and funded proportionally by all developers in the area as it would provide wider relief benefits to town.

### Development Management Policies

#### Do the existing Selby District Local Plan policies for heritage assets remain relevant?

- The SDLP policies remain relevant. Heritage aspects of Tadcaster should not be spoiled by removing policies.
- Policy SPI8 is high level and PLAN Selby needs to include specific guidance on considerations that will be taken into account in determining applications affecting heritage assets.

**Which topics do not require any further detailed Development Management policy because the NPPF or Core Strategy policies are sufficient? c) Are there any other topics that PLAN Selby should address?**

- General consensus was not to create policies for the sake of them and that PLAN Selby needs to concentrate on what the Core Strategy does not provide while ensuring that PLAN Selby does not undermine the Core Strategy.

**Should PLAN Selby include policies for setting specific house types and sizes, tenures and specialist housing such as care homes and Self builds?**

- The Strategic Housing Market Assessment can decide on housing need, however not a policy for it as it will restrict the market. Local targets should not be set and each application should be dealt with on its own merits.

## Selby

**How should Selby grow and develop – what could a Vision say? What else is needed in Selby that could be allocated a site?**

- Selby should grow in a sustainable manner balancing the environment and the growth needs. As there is no Flood Zone 1 development should be directed to Flood Zone 2 and only if this is exhausted directed to Flood Zone 3.
- Development should avoid strategic gaps and sensitive landscape areas.
- More small sites which are preferable to large ones like Olympia Park.
- The land to the NW of Selby Town is the most suitable as its Flood Zone 2 and wont impact on the strategic gaps.
- English Heritage - Selby should not grow SW as this would harm the Brayton Conservation area, and St Wilfred's Church.

## Sherburn In Elmet

**How should Sherburn in Elmet grow and develop – what could a vision say? What else is needed in Sherburn in Elmet that could be allocated a site?**

- No more needed
- The Parish Council is of the view no further housing or employment land needs to be allocated prior to 2027, there is also no need to discount Sherburn figures by 10%. Sherburn now needs to address the current infrastructure shortfall and over provision of employment land.
- Land should be removed from the Green Belt for Sherburn to grow.
- Review village centre and consider expansion to north to include shopping/supermarkets and include a bypass.
- The Parish Council considers:
  - The village is in need of new indoor and outdoor leisure facilities including the replacement of the high school pool, SDC is working with the school on an all-weather pitch but more needs to be done.
  - The access to the A1 at Lumby needs improving while the 2 train stations need improved parking and services to Leeds and York.
  - There is also a need for a household recycling centre to serve the SW of the district.
  - The cemetery at All Saints Church will be at capacity in 2 years a site is urgently needed

The Sherburn le Willows SSSI which is a Yorkshire Wildlife Trust reserve has very high quality grassland. Buffering and protection should be installed to stop new development/residents damaging the site.

## Tadcaster

**How should Tadcaster grow and develop – what could a vision say? What else is needed in Tadcaster that could be allocated a site?**

- Need to review the Leeds City Council Headley Hall site which must be resisted at all costs.
- The CS examination confirmed that previously allocated sites in Tadcaster are not available for development. However the Grimston Park Estate has 23.5 ha of land to the North of Tadcaster town centre that should be considered for residential development and removed from the Green Belt.
- The following are concerns in Tadcaster:
  - Empty shops in the town centre
  - Empty offices like the old work house
  - Empty buildings owned by the breweries
  - Lack of footfall in town centre
  - The high number of PP that are not built
  - Lack of industrial land
  - A64/A162 interchange and A64 Tadcaster junction need improving.
  - Under use of River Wharfe for recreation
  - The narrowness of the one bridge over the Wharfe in the town
- Objection to the housing target figures and general approach to Tadcaster. A master plan has been submitted.
- A local land owner would like to propose a Town Riverside Park on its residual land and it would also be willing to provide the Council with employment land in Tadcaster.

## IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby

The Market Town Study should have regard to the feedback received from the Initial Consultation stage of PLAN Selby relevant to each town, however this should also be balanced with the robust evidence base which will should also be used to draw appropriate conclusions and recommendations.

## 10. BASELINE REPORT: DRAFT ENGAGEMENT PLAN, SELBY DISTRICT COUNCIL, INITIAL CONSULTATION ON THE DRAFT SITES AND POLICIES LOCAL PLAN, NOVEMBER 2014

### PURPOSE

The Engagement Plan should be read in conjunction with the Duty to Cooperate Statement for PLAN Selby which deals specifically with matters relating to the legal and soundness tests for the Duty under Section 33A of the Localism Act 2011

### SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby

The Plan sets out the process and methods of engagement on PLAN Selby and specific groups who should be involved in potential visions for the three town centres which are the focus for the Market Towns Study.

## IMPLICATIONS FOR MARKET TOWN STUDY AND *PLAN Selby*

This Plan identifies key stakeholders that should be involved in evidence gathering and analysis through the Market Towns Study and *PLAN Selby* and methods of engagement. These stakeholders will be invited to the focussed engagement events.

## II. BASELINE REPORT: SELBY DISTRICT COUNCIL – PLAN SELBY SITES AND POLICIES LOCAL PLAN INITIAL CONSULTATION, SUSTAINABILITY APPRAISAL REPORT, WATERMAN, NOVEMBER 2014

### PURPOSE

Local Planning Authorities are required to undertake a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of their Local Plans to ensure that any significant social, economic or environmental effects are identified, assessed, mitigated, communicated and monitored, and that opportunities for public involvement in the process are provided. The Council have instructed Consultants Waterman to prepare an SA of *PLAN Selby*. As *PLAN Selby* is at such an early stage of preparation, there are no policies which to appraise. As *PLAN Selby* is developed, the draft policies and proposed site allocations will be appraised by Watermans using the SA Framework and feedback provided to enable the Site Allocations and Development Management Policies to be refined.

### SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND *PLAN Selby*

The SA Objectives against which the Market Town Studies and *PLAN Selby* should be assessed against are as follows:

- Good quality employment opportunities available to all (Economic)
- Conditions which enable business success, economic growth and investment (Economic)
- Education and training opportunities to build skills and capacities (Social)
- Conditions and services to engender good health (Social)
- Safety and security for people and property (Social)
- Vibrant communities to participate in decision-making (Social)
- Culture, leisure and recreation activities available to all (Social)
- Quality housing available to everyone (Social)
- Local needs met locally (Social)
- A transport network which maximises access whilst minimising detrimental effect (Environmental)
- A quality built environment and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development (Environmental)
- 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 (Environmental)
- A bio-diverse and attractive natural environment (Environmental)

- Minimal pollution levels
- Reduce greenhouse gas emissions and a managed response to the effects of climate change
- Reduce the risk of flooding to people and property
- Prudent and efficient use of resources

Watermans have specifically requested that consideration should be given to the following issues in any options for growth:

- Location and capacity of schools;
- Location of existing community facilities, and any areas with an identified lack of community facilities;
- Location of existing culture, leisure and recreation facilities, and any areas with an identified lack of these facilities;
- Provision of recreational open space;
- Provision of allotments;
- Locations of green infrastructure corridors and public rights of way, and opportunities for improving and extending these;
- Nearby land uses and opportunities to locate residential uses close to employment opportunities and key services;
- Location and provision of public transport facilities;
- Sustainable transport infrastructure, in particular pedestrian and cyclist networks;
- Transport infrastructure capacity and ability to absorb additional growth/minimise accidents etc;
- Water/drainage infrastructure capacity and ability to absorb additional growth;
- Land use types (use previously developed land and avoid best and most versatile agricultural land, green field land etc);
- Location in relation to historic assets and their settings including assets of both national and local value;
- Conservation (ecological and geological) value of land, including designated sites, priority habitats and species and protected species;
- Presence of biodiverse natural features such as woodland, meadows, waterbodies and hedgerows, and opportunities for protecting and enhancing these;
- Landscape character and quality;
- Location relative to significant sources of noise, air and light pollution; and Flood risk.
- At this initial stage, the aims and objectives of PLAN Selby and questions asked throughout the PLAN Selby Initial Consultation Document have been reviewed by Waterman against the SA Framework and commentary provided on whether there are any key issues to address. This process was an iterative one whereby recommendations from the SA work undertaken on the early versions of the PLAN Selby Initial Consultation Document were considered by SDC and incorporated into subsequent versions, where appropriate.
- With regard to the questions asked throughout PLAN Selby, a number of potential sustainability issues were identified and these will reviewed as PLAN Selby evolves.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

It is important that the recommendations of the Market Towns Study are tested against the SA Framework and

the aims and objectives of PLAN Selby and that the key sustainability issues that are embedded in the SA Framework are considered throughout the Study.

<b>12.</b>	<b>BASELINE REPORT: DRAFT DUTY TO COOPERATE STATEMENT TO ACCOMPANY THE INITIAL CONSULTATION ON THE SITES AND POLICIES LOCAL PLAN, NOVEMBER 2014</b>
<b>PURPOSE</b>	
<p>This statement sets out how the Council is satisfying their Duty to Co-operate in preparing PLAN Selby. This is seen as a living document which will be updated on an on-going basis throughout the plan preparation process. The Statement seeks to set out the potential strategic cross-boundary issues that have been identified in consultation with neighbouring authorities and prescribed bodies and the actions and/or responses to these as part of preparing PLAN Selby. This gives interested parties the opportunity to comment on the Council's approach to meeting any duty.</p> <p>The statement will ultimately provide a log of actions to provide a full account of the collaborative working that has and will be undertaken in preparing PLAN Selby and will be submitted to the Secretary of State alongside the submission draft PLAN Selby.</p> <p>An Inspector must determine as part of their overall assessment of PLAN Selby whether or not the duty to co-operate has been complied with. If it is determined that the duty has not been met, the plan will automatically fail as not legally compliant, and cannot go forward for examination of its overall soundness.</p>	
<b>SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby</b>	
<ul style="list-style-type: none"> <li>• The Statement identifies the documents which influence the preparation of PLAN Selby and the level of collaborative joint working with neighbouring authorities which has been undertaken to inform these documents.</li> <li>• The Leeds City Region (LCR) Statement of Cooperation for Local Planning forms part of the evidence base for PLAN Selby. The statement is paramount to understanding how the authorities and other partners currently liaise and engage at the city region level, as an important part of demonstrating the duty.</li> <li>• Adjoining local planning authorities consider that the Core Strategy Green Belt Policy does not raise strategic implications. As part of the preparation process for PLAN Selby, the 'review' will appraise the current Green Belt and then, alongside other evidence relating to meeting our development needs, consideration will be given to whether there are any exceptional circumstances to alter boundaries. The review will trigger full cooperation with relevant bodies.</li> <li>• The Council will maintain a 'log' of engagement and cooperation with any responses/actions recorded which will be used to inform further drafts of the Duty to Cooperate Statement.</li> <li>• Once further evidence is undertaken to inform emerging policies and allocations through the on-going PLAN Selby preparation process there will be topics where cross boundary impacts may become apparent and thus the duty to cooperate may well be triggered.</li> </ul>	
<b>IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby</b>	
<ul style="list-style-type: none"> <li>• All forms of engagement with stakeholders undertaken as part of the Market Town's Study will need to be logged and should inform further drafts of the Council's Duty to Cooperate Statement.</li> <li>• As the review of all baseline evidence is undertaken and Vision, Objectives and Options for growth emerge for each market town, including draft policies and land allocations, the Market Towns Study will identify whether there will be topics where cross boundary impacts may become apparent and whether the duty to</li> </ul>	

cooperate has been triggered.

**13. BASELINE REPORT: SELBY DISTRICT COUNCIL – DRAFT INFRASTRUCTURE DELIVERY PLAN (IDP), SEPTEMBER 2014**

**PURPOSE**

This Infrastructure Delivery Plan (IDP) outlines the presence of and planned delivery of infrastructure which is relevant to the area covered by the Local Plan for Selby District. This document gives the position as of September 2014.

The IDP was initially developed to form part of the evidence base which underpins the Core Strategy. As it is a living document, it is now being updated to support PLAN Selby. The initial work already undertaken with IDP consultation partners will also help to inform the PLAN Selby initial consultation and help identify the required infrastructure needs to deliver the plan.

The IDP will form part of the evidence base which underpins the emerging PLAN Selby and will be submitted for Examination alongside it. The IDP includes information on who will provide the infrastructure and when it will be provided. The evolving IDP will include information on:

- Needs and cost
- Funding sources
- Responsibility for delivery
- The specific infrastructure requirements of sites allocated for development in PLAN Selby

This IDP briefly outlines the current situation in the main infrastructure areas of transport, energy, education, health, water & drainage, emergency services, leisure, community facilities and green infrastructure and proposed infrastructure and will be updated as the PLAN Selby process is able to allocate sites and recognise site specific infrastructure needs.

**SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- Information has been gathered from key infrastructure providers, including their own plans and strategies.
- The IDP confirms that the Council have commissioned a Highways Study in August 2014, which will inform the IDP and PLAN Selby which will determine precise numbers and locations of sites for new development.
- The following summaries provide a checklist of the most important Infrastructure delivery issues that need to be addressed in planning to accommodate new development proposed through PLAN Selby.
  - **Selby** - The additional infrastructure provision necessary to support development in the town 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 Railway Station.
  - **Sherburn in Elmet** – There is a need to accommodate Primary School growth, Extra Care housing, and to manage any additional traffic onto the Strategic Road Network. A recent planning application for large scale housing growth totalling 700 units is addressing these issues through the negotiation of a Section 106 agreement.
  - **Tadcaster** – 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.

**IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The IDP is a document which will continue to evolve through the PLAN Selby process. During the preparation of the Selby Market Towns Study and focussed engagement events due consideration will need to be given to the viability of proposed allocations based on the infrastructure required to deliver these sites.

**14. BASELINE REPORT: SELBY DISTRICT SUSTAINABLE COMMUNITY STRATEGY 2010-15 REFRESHED JUNE – OCTOBER 2012**

**PURPOSE**

The Strategy seeks to improve the District by setting out a vision of what the District will look like in the future and how this strategy fits in with other strategies and how the LSP will work with communities.

**SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- It outlines what's currently good about Selby District compared against other areas in the country and identifies where things can be improved. The strategy also highlights the key priority objectives and explains the initial actions identified and how success will be measured.
- The Strategy influences and supports all the other strategies and plans that impact on Selby District during its lifetime, such as the North Yorkshire Sustainable Communities Strategy and the Local Development Framework (LDF) / Core Strategy and PLAN Selby.

**IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The Strategy identifies the improvements needed to deliver the vision. Improvements relevant to Plan Selby and the three market towns are as follows:

- Reducing the trend of people shopping outside the district and growing retail and leisure opportunities in the district to help improve the sustainable economic prosperity of the district and help reduce levels of deprivation by increasing new business and employment opportunities.
- A wide range of leisure and sports facilities need to be developed to make sure people can be more active throughout their lives.

**15. BASELINE REPORT: SELBY DISTRICT DRAFT CORPORATE PLAN, 2015 – 2020**

**PURPOSE**

The new Corporate Plan for 2015-2020 looks at how the Council will work with others to deliver important outcomes and open up new opportunities to make a difference together; working with partners to facilitate new investment to provide jobs and growth; and working collectively to support communities in living happy and healthy lives.

**SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND**

### PLAN Selby

- The Vision is to make the Selby district a great place... to do business, to enjoy life and to make a difference.
- The key priorities are:
  - Secure new investment in the district
  - Improve employment opportunities and growth in the district
  - Improve the vitality and viability of town centres
  - Work with people and businesses to help Selby, Tadcaster and Sherburn in Elmet reach their potential
  - Improve the supply of housing to meet housing need
  - Bring empty homes back into use and develop more affordable housing

### IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby

Working with key businesses and landowners through the focussed engagement allow us to understand and take into consideration the key issues relevant to these businesses. The Selby Market Towns Study and emerging PLAN Selby will need to ensure that they are compliant with the strategic vision and priorities of the Corporate Plan.

## 16. BASELINE REPORT: SELBY DISTRICT CORE STRATEGY LOCAL PLAN, ADOPTED OCTOBER 2013

### PURPOSE

The Core Strategy provides a spatial vision for the Selby District over a 15 year period and strategic objectives and policies to achieve that vision. It identifies a development strategy which establishes:

- The context for designating areas where specific policies will apply, either encouraging development to meet economic and/or social objectives or constraining development in the interests of environmental protection.
- The identification of strategic development sites for housing and economic development to accommodate major growth in Selby and a District-wide framework for the subsequent allocation of sites for specific uses (including housing, retail, leisure and other activities).
- Policies setting out the context for more detailed policies and guidance to be included in other local plan documents.

The Core Strategy pursues the following strategic aims to guide the location, type and design of new development and to manage changes to the environment.

### SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby

The Vision and Aims described above are to be implemented through the following key objectives:

- Enhancing the role of the three market towns as accessible service centres within the District and particularly Selby, as a Principal Town;
- To ensure that new development is sustainable and that it contributes to mitigating and adapting to the future impacts of climate change; and
- To ensure that new development and other actions protects and enhances the built and natural environment, reinforces the distinct identity of towns and villages, and supports community health and wellbeing, including

new communities.

- Concentrating new development in the most sustainable locations, where reasonable public transport exists, and taking full account of local needs and environmental, social and economic constraints;
- Safeguarding the open character of the Green Belt and preventing coalescence of settlements;
- Providing an appropriate and sustainable mix of market, affordable and special needs housing to meet the needs of District residents, particularly young people and older people;
- Locating new development in areas of lowest flood risk, and where flood risk can be reduced to acceptable levels by using mitigation measures;
- Promoting the efficient use of land including the re-use of existing buildings and previously developed land for appropriate uses in sustainable locations giving preference to land of lesser environmental value;
- Developing the economy of the District by capitalising on local strengths, nurturing existing business, supporting entrepreneurs and innovation, and promoting diversification into new growth Sectors;
- Protecting and enhancing the existing range of community facilities and infrastructure and ensuring additional provision is made to meet changing requirements and to support new Development;
- Protecting and enhancing the character of the historic environment, including buildings, open spaces and archaeology, economic prosperity, local distinctiveness and community wellbeing;
- Promoting high quality design of new development which recognises and enhances the character and distinctiveness of the locality and which is well integrated with its surroundings both visually and physically,
- Improving the range and quality of cultural and leisure opportunities across the District.
- Protecting, enhancing and extending green infrastructure, including natural habitats, urban greenspace, sports fields and recreation areas;
- The Spatial Development Strategy and settlement hierarchy set out in the Core Strategy Policy SP5 is based on guiding future development to the principal town of Selby and the two location service centres of Sherburn in Elmet and Tadcaster, then to Designated Service villages. The scale of development in percentage terms directed towards each settlement to meet the minimum housing requirement of 7200 houses is Selby 51%, Sherburn 11%, Tadcaster 7%, Designated Service Villages 29% and secondary villages 2%. Policy SP5 identifies that a review of current Development Limits will be undertaken in all settlements, and where a settlement is within or adjoining Green Belt a localised review of that boundary may also be undertaken. It also recognises that because of the limited size of Strategic Countryside Gaps and their sensitive nature, any scope for amendment of these is likely to be limited.
- In order to accommodate the scale of growth required at Selby up to 1000 dwellings will be delivered through the Olympia Park site in accordance with Policy SP6. Smaller scale sites within and/or adjacent to the boundary of the Contiguous Urban Area of Selby to accommodate a further 1500 dwellings will be identified through the Site Allocations part of the Local Plan.
- Policy SP6 deals with managing housing land supply. This deals with the potential land availability constraint on delivery in Tadcaster and states PLAN Selby should identify land in three phases. Phase 1 sites in/on edge of Tadcaster release on adoption of PLAN Selby. Phase 2 sites only released if less than one third of min. dwelling requirement has been completed after 5 years of adoption of PLAN Selby and Phase 3 sites, on the edge of settlements will be releases after 3 years of release of Phase 2, if completions are less than 50% of min. dwelling requirement.
- Policy SP7 relates to the Olympia Park, the strategic site allocated through the Core Strategy which includes 1,000 new dwellings and 23 ha of employment land in the period up to 2027, 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. This is on land east of Selby. This is a criteria based policy which identifies a series of development principles, proposals will need to adhere to.
- Policy SP13 deals with scale and distribution of economic growth, providing an additional 37 – 52 ha of employment land across the District in the period up to 2027. Within this total, 23 ha of employment land will be on the Olympia Park site. The distribution across the district includes Selby and hinterland 22-27 ha

(inc Olympia Park), Tadcaster 5 – 10 ha and Sherburn in Elmet 5 - 10 ha.

- Policy SPI4 deals with Town Centres and Local Services and seeks to focus town centre uses on Selby, promoting the continued renaissance of the town centre through environmental improvements, floor space increases and by diversifying the range of uses. Strengthening the role of Sherburn in Elmet and Tadcaster by encouraging a wider range of retail, service, and leisure facilities, Promoting the regeneration of the Tadcaster town centre and protecting and enhancing the attractive historic core. In Sherburn in Elmet, the focus is on securing improved infrastructure and services, including a modest increase in retail floorspace, to support expanding employment activity and housing growth. This may entail an extension to and /or remodelling of the existing centre.
- Policy SPI5 seeks to promote sustainable development and states that in preparing site allocation, the Council will direct development to sustainable locations, give preference to the use of PDL.
- Policy SPI8 seeks to safeguard and, where possible, enhance the historic and natural environment.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

PLAN Selby will set out the site specific policies, allocations / proposals for housing, employment and other land uses and development management priorities to deliver the strategic priorities set out in the Core Strategy and deliver one of the key objectives of the Core Strategy. The Selby Market Towns Study will inform PLAN Selby and seek to meet one of the key objectives of the Core Strategy which is to enhance the role of the three market towns as accessible service centres within the District.

## **17. BASELINE REPORT: SELBY DISTRICT LOCAL PLAN ADOPTED 2005 - SELBY DISTRICT COUNCIL, 2005)**

### **PURPOSE**

This adopted Local Plan has already been partially superseded by the Core Strategy, however the Proposals Map and Saved Policies remain relevant until adoption of PLAN Selby. All policies and proposals will be reviewed as part of PLAN Selby.

The Saved Policies in the Plan seek to control development in the District, makes proposals for development and the use of land to allocate land for specific purposes and highlights local planning issues.

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

The primary aims and objectives of the Plan are concerned with:

- 1) the promotion of sustainable development;
- 2) the protection and enhancement of environmental quality; and
- 3) planning for contemporary patterns of development.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The Market Towns Study and PLAN Selby will need to review all policies and proposals in the adopted Local Plan and relevant aims and objectives of this document should inform PLAN Selby. The saved policies will either be replaced or incorporated into PLAN Selby.

**18. BASELINE REPORT: LEVEL 1 AND 2 STRATEGIC FLOOD RISK ASSESSMENT AND ADDENDUM (SFRA), LIVING DOCUMENT, NOVEMBER 2008/FEBRUARY 2010, PREPARED BY SCOTT WILSON ON BEHALF OF SELBY DISTRICT COUNCIL**

**PURPOSE**

Scott Wilson issued an Updated Level 1 SFRA report for Selby District Council in November 2008. The Level 1 SFRA enabled the Council to apply the Sequential Test (in accordance with PPS25) at a strategic scale in order to inform their spatial planning of land allocations and future development proposed in their Core Strategy and PLAN Selby. Since the publication of the Level 1 report, the Environment Agency has issued a revised Flood Map for the River Ouse and the River Wharfe.

The application of the Sequential Test demonstrated that it is not possible for the Council to accommodate all housing and employment land requirements, on land at the lowest risk of flooding if wider sustainability and regeneration objectives are to be achieved.

The focus of the Level 2 SFRA is to assess three areas identified by the Council for 'Strategic Growth' to provide detailed flood risk information on the sites that passed the Sequential Test to enable the Exceptions Test to be applied. These include Site A – Cross Hills Lane (could accommodate up to 1000 dwellings), and Sites D and G – Olympia Park Urban Extension (up to 1000 dwellings) and Strategic Employment Site Options. Olympia Park has subsequently been identified in the adopted Core Strategy as a strategic site.

**SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- Site A (Cross Hills Lane) is located partially within the floodplain of the Selby Dam watercourse. The revised EA Flood Map referred to in the SFRA 2 Addendum produced illustrated that the majority of the southern part of the site, and the eastern area to the south of Cross Hills Lane are at risk from flooding and are high risk, Flood Zone 3 and medium risk Flood Zone 2.
- The Level 2 SFRA recommends that a phased sequential approach should be adopted for Site A to allocate 'more vulnerable' residential development within lower flood risk areas (Flood Zone 1). Any proposed 'less vulnerable' commercial/industrial development should alternatively be located within the higher flood risk areas (Flood Zones 2 and 3). A 'blue corridor' should also be implemented in the southern region of the Site to provide opportunities for flood mitigation, increased biodiversity and recreation, strategic management of surface water runoff and compensatory flood storage
- Sites D and G (Olympia Park) are located entirely within the defended floodplain of the River Ouse, which is defended up to a 0.5% AEP flood event. Hydraulic modelling undertaken during the Level 2 SFRA confirmed that these defences would not become overtopped during the 0.5% AEP flood event. Similarly, the modelling confirmed that Sites D and G were also defended to the 1% (including and allowance for climate change) flood event.
- The SFRA recommended that development in Selby should be 'Safe' with regards to flood risk and has identified a number of measures and policies that should be adopted. These include measures such as ensuring that there are safe places of refuge during a flood event and that sleeping accommodation should not be provided on the ground floor in areas of flood risk.
- The Olympia Park site (Site D) has been granted planning permission for residential development. The Environment Agency, Yorkshire Water and IDB had no objection to this proposal.
- The sequential test undertaken by the Council also assessed a series of other individual strategic housing development sites, including Site B, Land West of Wistow Road (25ha), Site C, Monk Lane/Bondgate (47ha), Site E, Baffam Lane (26ha) and Site F, Brackenhill Lane/Fox Hills Lane (31ha) and employment sites including Site H – Burn Airfield (195ha).
- Site B was discounted as Wistow Road does not have the capacity to accommodate additional development on any significant scale and there is no realistic highway solution to overcome the problem; Site C discounted on highways and flood risk grounds and Site E and F discounted as although they are the least constrained in flood risk terms, significant development on either site would erode the open countryside gap between Selby

and Brayton village, potentially leading to coalescence of the two settlements. Site H – Burn Airfield, is within an area of low flood risk it was not considered further in the Sequential Test as it is considered to be a less sustainable location than Site G (Olympia Park),

- The Sequential Test also concluded that the housing requirement for Sherburn-in-Elmet and Tadcaster and 'low flood risk' sustainable villages can be satisfied on land at lowest risk of flooding (Flood Zone 1).

A Refresh of the Strategic Flood Risk Assessment: SFRA: Level 1 District Wide; Level 2 Selby Town; Site Option Exception Testing is being undertaken and is due for completion in August/September 2015).

Any changes to the conclusions and recommendations proposed as part of the 2010 Assessment will need to be considered as part of PLAN Selby.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The Level 1 and Level 2 SFRA will inform land allocations and the future growth of each town proposed as part of the Market Town Study and PLAN Selby.

The Sequential Test undertaken as part of the SFRA concluded that the housing requirement for Sherburn-in-Elmet and Tadcaster can be satisfied on land at lowest risk of flooding (Flood Zone 1). The Flood Maps indicate those areas of each settlement that are at risk of flooding and those areas at low risk which will inform the approach to growth in the Selby Market Town Study which will also inform proposed land allocations identified in PLAN Selby.

The Level 2 SFRA assessed in detail a number of potential strategic development sites which informed the Council's Core Strategy, which subsequently identified the Olympia Park site as its only strategic site. Site A, Cross Hills Lane, was not identified as a strategic site in the Core Strategy, however it still has potential to accommodate up to 1000 dwellings and should not be dismissed on flood risk grounds subject to appropriate mitigation. This site will need to be given further consideration as part of the Selby Market Town Study and PLAN Selby. Further consideration will need to be given to other potential sites discounted as part of the SFRA and the reasons why these were discounted.

## **19. BASELINE REPORT: A STUDY OF GREEN BELT, STRATEGIC COUNTRYSIDE GAPS, SAFEGUARDED LAND AND DEVELOPMENT LIMITS – DRAFT STAGE I GREEN BELT STUDY, PREPARED BY ARUP ON BEHALF OF SELBY DISTRICT COUNCIL, JUNE 2015**

### **PURPOSE**

This study is part of the evidence base for PLAN Selby. The purpose of the Stage I Study is to independently and objectively assess the extent to which areas of Green Belt within Selby District meet the five purposes of the Green Belt as defined within NPPF.

This Study forms one component of a wider commission titled 'A Study of Green Belt, Strategic Countryside Gaps and Development Limits'. The wider commission comprises a number of individual Method Statements and an assessment of the Strategic Countryside Gaps within Selby, which will support Selby District Council in the production of PLAN Selby:

- A Study to Consider the Role and Extent of Strategic Countryside Gaps within the District.
- Method Statement for the Definition of Development Limits
- Method Statement for the approach to Defining Safeguarded Land
- Method Statement for the Status of the Villages within the Green Belt

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

The Stage 1 Green Belt Study, when finalised after focused engagement, will provide the findings on how well 'general areas' of the Green Belt perform against the five purposes of the Green Belt. It does not reach a judgement on what general areas should be taken forward for further consideration in Stages 2 and 3 to identify specific parcels of land that have the potential to be released from the Green Belt.

Participants of the focused engagement are being asked to comment on the Green Belt General Areas Assessment contained in the Stage 1 study and how the judgement should be made in Stage 2 of the Study to determine which General Areas of the Green Belt should be taken forward for further consideration.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

It will not be until these later two stages of the Green Belt Study are completed, along with the Council's site option assessment work, that the implications on potential release of Green Belt land for PLAN Selby will be known.

If changes to the Green Belt boundaries are to be proposed by the Council, exceptional circumstances must be demonstrated. The existence or not of exceptional circumstances cannot be made until the remainder of the Green Belt Study and further work on the site options contained in the Council's Strategic Housing Land Availability Assessment (SHLAA), Employment Land Review (ELR) and Retail site options have been assessed.

## **20. BASELINE REPORT: A DRAFT STAGE I GREEN BELT STUDY OF THE GREEN BELT, STRATEGIC COUNTRYSIDE GAPS, SAFEGUARDED LAND AND DEVELOPMENT LIMITS FOR PLAN SELBY - STRATEGIC COUNTRYSIDE GAPS, PREPARED BY ARUP ON BEHALF OF SELBY DISTRICT COUNCIL, JUNE 2015**

### **PURPOSE**

This study is part of the evidence base for PLAN Selby. It will inform, but not predetermine decisions to be made later in the process on whether Strategic Countryside Gaps (SCG's) should be designated in PLAN Selby. A recommendation in the finalised study, after focused engagement, that land is worthy of such a designation will be an important consideration in determining the appropriateness of land allocations for growth in PLAN Selby. Until these decisions are made, the proposed SCG's will be referred to as 'candidate' SCG's.

The purpose of the Study is to consider the role and extent of Strategic Countryside Gaps (SCGs) within the District. Specifically, the scope of the study will cover the following points:

- Defines the role and purpose of the SCGs within Selby;
- Identifies thresholds and characteristics to determine which settlements 'in principle' should be subject to a SCG policy and establishes a clear methodology and proforma for the appraisal of SCGs within the District;
- Sets out the outcomes of the survey work to determine the extent and detailed boundaries of each SCGs; and,
- Recommends draft policy-wording for the formulation of a new Strategic Countryside Gap Policy for inclusion within the PLAN Selby.
- The purpose of SCG's is to stop the coalescence of settlements, where there is no Green Belt designation. Where there is no Green Belt areas of open countryside between settlements, or 'Strategic Countryside Gaps', have been identified where stricter controls are necessary to safeguard the open character of the land. In a number of cases Strategic Countryside Gaps have been identified in order to maintain the individual character of different parts of settlements.
- The assessment of the existing SCGs in terms of whether it protects a valued gap and its extent has been based on professional judgement informed desk based study and site work.

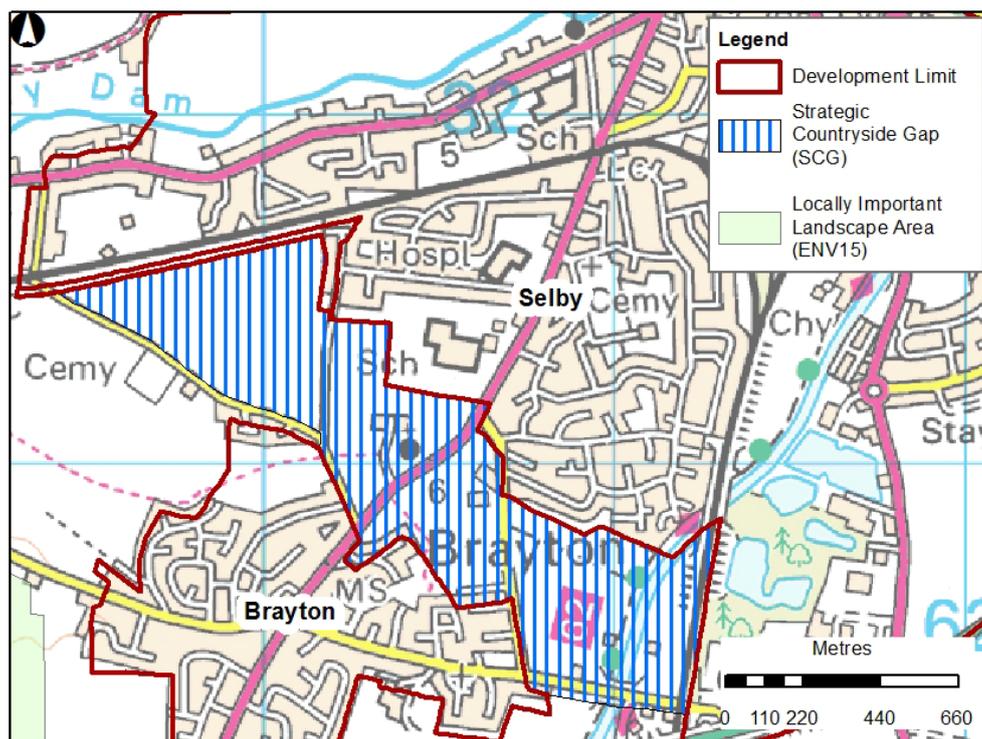
- The study considers the following three questions with regard to the designation and definition of SCG's within the District:
  - Is there a real risk that two settlements will coalesce?
  - Is the land between the two settlements open in character?
  - Is there a perception of leaving one settlement and entering open countryside before entering the next settlement?

### SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby

- Strategic Countryside Gaps currently identified in the adopted Local Plan (2005) Policy SGI and Adopted Core Strategy relevant to the Market Towns Study are:
  - Barlby/Osgodby.
  - Barlby Top/Barlby Crescent.
  - Brayton/Selby.

#### Brayton/Selby

Existing SCG - It comprises a mixture of playing fields associated with Brayton High School, St Mary's Primary School and the Brayton Community Centre, rough grassland, church grounds, semi mature woodland planting and arable fields. There are several buildings within this SCG. The core of the Selby and Brayton SCG is designated as a Conservation Area. The wider open nature of this SCG provides the overall experience of leaving one settlement and passing through an area of open undeveloped land before entering another settlement.



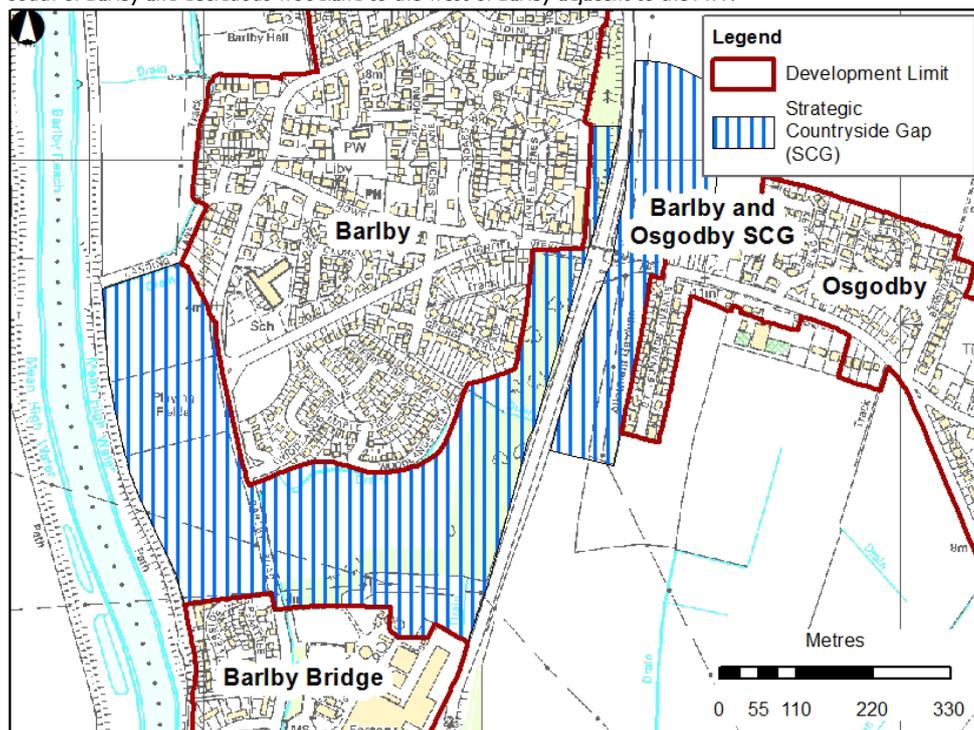
The ARUP assessment states the answer to the three questions identified in the methodology are all "yes". The existing SCG prevents the merging of settlements, the SCG is open in nature and there is a perception of leaving a settlement or part of a settlement and entering open countryside before entering the next settlement.

Overall, Selby and Brayton SCG is considered to fulfil its role as an SCG and there are no other designations covering the 'gap' which would perform the function of the SCG designation in protecting the openness of the 'gap' and preventing the merging of settlements it is recommended that the Selby and Brayton SCG is retained. ARUP therefore recommend that no changes are made to the existing boundaries.

### Barlby Bridge and Barlby

Existing SCG - The SCG is located between the settlements of Barlby to the north/west and Barlby Bridge to the south. The Barlby and Osgodby SCG, see Section 4.3, is located to the west of the A19.

The SCG comprises arable fields with raised grass flood embankments beyond along the River Ouse to west of Barlby Road rough mown public open space (Barlby Meadow), playing fields and deciduous woodland to the south of Barlby and deciduous woodland to the west of Barlby adjacent to the A19.



The ARUP assessment states that answer to the three questions identified in the methodology are all "yes". The existing SCG prevents the merging of settlements, the SCG is open in nature and there is a perception of leaving a settlement or part of a settlement and entering open countryside before entering the next settlement.

Overall, the Barlby Bridge and Barlby and Osgodby SCG is considered to fulfil its role as an SCG and there are no other designations covering the 'gap' which would perform the function of the SCG designation in protecting the openness of the 'gap' and preventing the merging of settlements. ARUP therefore recommend that the Barlby Bridge and Barlby SCG is retained and no changes are made to the existing boundaries.

### Barlby and Osgodby

Existing SCG - The Barlby Bridge and Barlby SCG, is located to the west of the A19.

The SCG comprises allotments and arable fields to the south of the A63 and larger arable fields to the north, respectively.

The SCG does not on its own prevent the settlements of Barlby and Osgodby from merging. The A19, the Recreational Open Space at the allotments West of St Leonard's Avenue and the Barlby Bridge and Barlby SCG also play a role in preventing the settlements from merging.

Despite its limited size the SCG provides the perception of leaving one settlement and passing through an area of

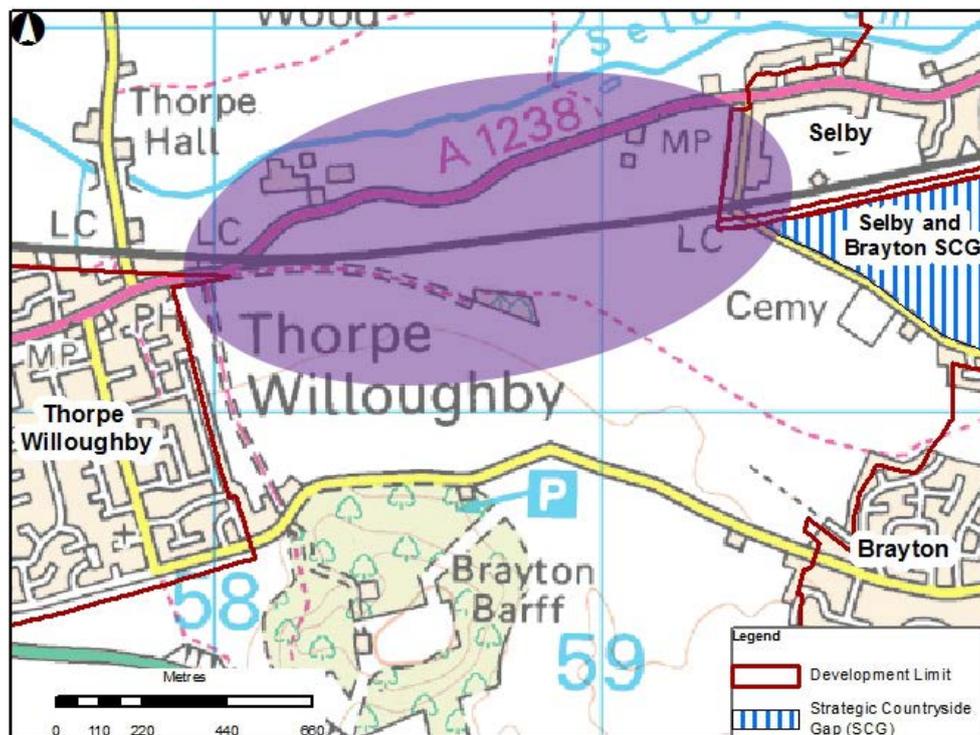
open undeveloped land before entering another settlement. No change to the boundaries are proposed.

Other relevant SCG's are Thorpe Willoughby which is intended to prevent the settlement of Thorpe Willoughby merging with Selby and, to a lesser extent, Brayton. No defined boundaries exist in the Adopted Local Plan or Adopted Core Strategy.

The ARUP assessment states that it is considered that the 'gap' between Thorpe Willoughby and Selby broadly fulfils its role as a SCG, subject to the identification of boundaries. However, it is not required in its entirety. It is considered that the SCG may not need to cover the full extent of the gap between the settlements.

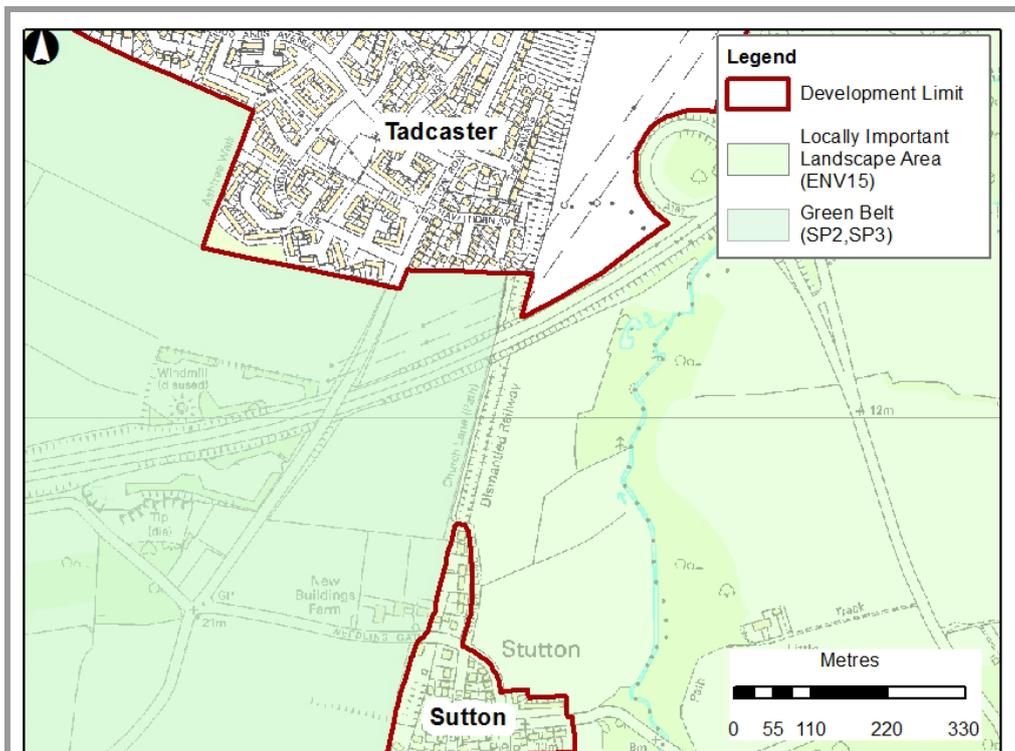
A final decision on the principle and extent of the Strategic Countryside Gap policy designation between Thorpe Willoughby and Selby/Brayton in PLAN Selby will be made later in the plan-making process using the Council's finalised site selection methodology.

The illustration below identifies the area for consideration indicated in purple.



**Identification of New 'Candidate' SCG's  
 Tadcaster / Stutton**

The gap located on the edge of the Green Belt between Tadcaster / Stutton has been considered. The Local Service Centre status of Tadcaster means that there is considered to be scope for continued growth associated with the settlement, however in this location noise constraints from the A64 is likely to restrict development opportunities extending southward from Tadcaster. The Secondary Village with defined Development Limits status of Stutton indicates this settlement is not capable of accommodating further planned development. As such it is not considered that there is a significant risk that these settlements may coalesce and this gap has not been considered further for inclusion as an additional SCG.



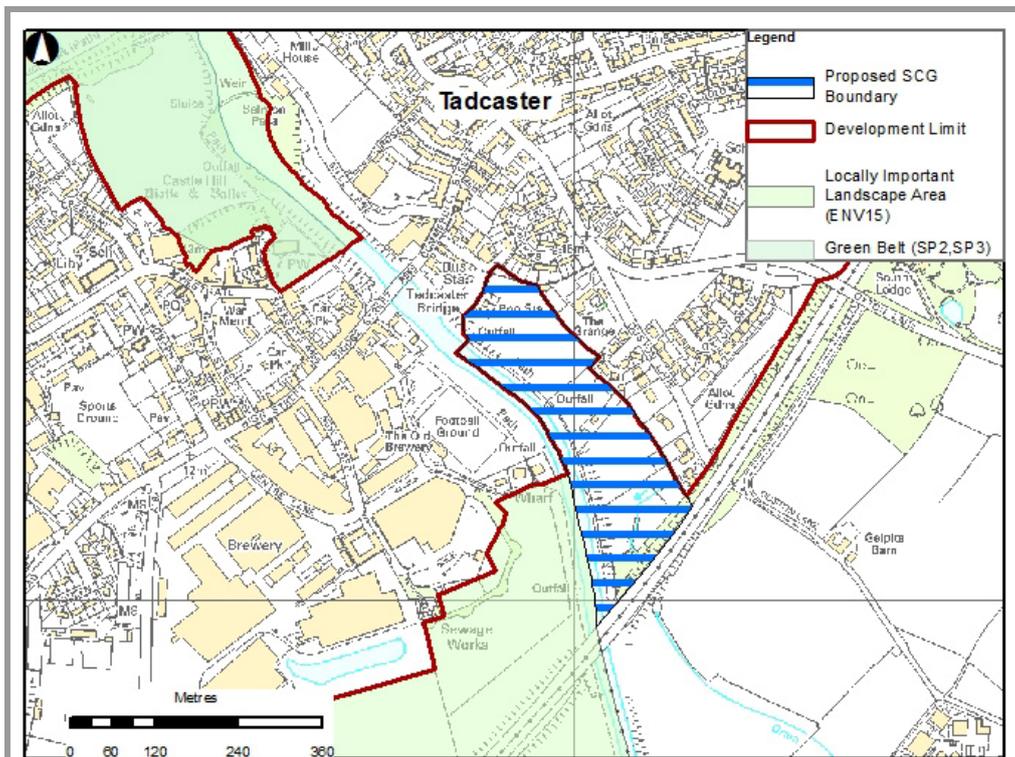
**Tadcaster – to south of the town centre on western and eastern sides of River Wharfe**

This potential gap is located between the Development Limits for Tadcaster either side of the River Wharfe to the south of the town centre. It comprises open grass fields with some tree cover. The A64 provides the southern boundary to this area and open views into this area are possible from this road. There is no road extending into this area, however access could be introduced from the surrounding road network. The area is located within flood zone 3.

The Local Service Centre status of Tadcaster means that there is considered to be scope for continued growth associated with the settlement. Noise constraints associated with the A64 is likely to restrict development opportunities in the south of this area.

Overall, due to the development pressures on Tadcaster, **it is considered that further consideration should be given to this gap as a potential Candidate SCG.**





The ARUP Study Brief required recommendations to be made for the draft wording of a new Strategic Countryside Gap policy for inclusion in PLAN Selby.

The revised policy wording uses the existing Policy SG1 within the Local Plan (2005) as a basis and supplements this with the formalised roles of the SCG within the methodology at the beginning of this study. The revised policy retains the emphasis for development proposals to have no physical intrusion into the SCGs and no impact on the open character of this land.

Planning decisions will seek to retain the openness and sensitivity of these land gaps. Any development proposals within or close proximity to these Strategic Countryside Gaps which have an adverse impact on the following will not be permitted:

- The SCG's role in protecting the individual identity of settlements;
- The SCG's role in preventing coalescence of settlements; and
- The SCG's role in preserving the existing settlement pattern by safeguarding the openness of the intervening landscape.

## IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby

The ARUP Study undertakes an assessment of existing SCG's and their boundaries to understand whether it protects a valued gap and considers the potential for new SCG's.

The recommendations of this Study will inform the Selby Market Towns Study and PLAN Selby as it will identify areas of land which will continue to be/or proposed for protection and will dictate where future growth of the market towns can be accommodated in accordance with the Council's housing requirements set out in the Core Strategy.

This may also inform the Vision for each town, strategies for growth and conservation and development management policy options for each town.

This baseline review focusses on those sites relevant to Selby, Tadcaster and Sherburn in Elmet.

**21. BASELINE REPORT: A STAGE I DRAFT STUDY OF THE GREEN BELT, STRATEGIC COUNTRYSIDE GAPS AND DEVELOPMENT LIMITS FOR PLAN SELBY – METHOD STATEMENT FOR DEFINITION OF DEVELOPMENT LIMITS, PREPARED BY ARUP ON BEHALF OF SELBY DISTRICT COUNCIL, JUNE 2015**

**PURPOSE**

The ARUP Method Statement outlines the proposed methodology and criteria to guide the future delineation of Development Limits in PLAN Selby, taking into account relevant factors including:

- The approach to be adopted (e.g. a tightly drawn limit to existing built up areas and the outer edge of new Local Plan allocations and/or a loosely drawn limit to allow sympathetic development);
- The purpose of Development Limits in defining areas where strict control of new development is required and those areas where development 'in principle' is likely to be acceptable;
- The need for a consistent definition within the context of delivering the Core Strategy; and
- Guidelines on how to deal with particular types of structures and buildings which commonly lie on the edge of a settlement's built up area.

The Core Strategy states that a review of current Development Limits will be undertaken in all settlements through further Local Plan documents. The methodology in the ARUP document will therefore provide a sound basis from which the review of Development Limits can be undertaken within PLAN Selby.

The main purpose of the document is to propose a defined methodology by which Development Limits can be reviewed and established through PLAN Selby.

The initial consultation undertaken in November 2014 on the emerging Sites and Policies Local Plan identified one of the key objectives of PLAN Selby as setting out new area-based policies and boundaries, such as Development Limits. It states that, the current Development Limits were defined some time ago and must now be checked to see if they remain fit for purpose to deliver the Core Strategy and emerging policies in PLAN Selby, and are consistent with the NPPF. Development Limits must also be considered in relation to revisions to other designations, including the Green Belt and Strategic Countryside Gaps.

**SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- Previously the Selby District Local Plan used a set of criteria to define Development Limits throughout the District. The purpose of Selby's Development Limits, was to define the boundary between the open countryside and the settlements themselves in a consistent manner. Each settlement was individually appraised and the Development Limits drawn with regard to the particular site characteristics and a set of criteria for defining boundaries.
- In defining Development Limits for each relevant settlement the possibility of adopting two contrasting approaches was considered by ARUP;
  - a tightly drawn limit to existing built up areas and the outer edge of new Local Plan allocations; and
  - a loosely drawn limit to allow more sympathetic development.
- ARUP propose adopting a tight Development Limit boundary which incorporates the outcomes of the separate Site Allocations, Green Belt Study and Strategic Countryside Gaps review processes, as well as incorporating a check of existing defined Development Limits in order to correct any minor errors or discrepancies since the previous Limits were established.
- ARUP propose a consistent approach to identifying settlement limits across all settlements with existing development limits. A two stage approach is proposed for settlements where there is potential for site allocations (Principal Town, Local Service Centres and Designated Service Villages)

- The Development Limits review in the Principal Town, Local Service Centres and Designated Service Villages will need to be preceded and informed by the outcomes of the Green Belt review and Strategic Countryside Gap analysis, which will in turn inform the Housing and Employment Site Selection Process. In these settlements, the outcomes of the Housing and Employment Site Selection process will feed into the review of Development Limits, together with a check of existing Development Limits against a set of pre-defined criteria.

Criteria for defining Development Limits will be as follows:

- Proposed / Existing Site Allocations
- Check of Existing Development Limits
  - Extant planning consents
  - Functional relationship to physical form of built-up area
  - Functional relationship to use of built-up area.
  - Relationship to permanent physical boundaries
- The review of Development Limits will be undertaken as part of the process for preparing PLAN Selby. The Development Limits review should be undertaken following the Green Belt Study and the review of Strategic Countryside Gaps, and the subsequent Housing and Sites Selection process, as the outcomes from these assessments will be needed to inform the identification of Development Limits.
  - The following steps should be taken:
    - Assess the defined Development Limits against outcomes of Green Belt Study and Strategic Countryside Gaps analysis.
    - Assess the defined Development Limits against proposed/emerging allocations;
- Undertake a GIS-based assessment of the existing Development Limits against existing planning consents; and
- Undertake an initial desk top review of the previously defined Development Limits compared with aerial imagery.
- Consultation with Parish and Town Councils should then be undertaken to discuss revisions to Development Limits, followed by formal public consultation on proposed revised Development Limits

### **IMPLICATIONS FOR MARKET TOWN STUDY AND *PLAN Selby***

This Study provides a methodology and approach to guide the future delineation of Development Limits in PLAN Selby, taking into account relevant factors including:

The recommendations of this Study will inform the Selby Market Towns Study and PLAN Selby as it will identify where control of new development is required and those areas where development 'in principle' is likely to be acceptable, dictating where future growth of the market towns can be accommodated in accordance with the Council's housing requirements set out in the Core Strategy.

<b>22.</b>	<b>BASELINE REPORT: A STAGE I DRAFT STUDY OF THE GREEN BELT, STRATEGIC COUNTRYSIDE GAPS AND DEVELOPMENT LIMITS – METHOD STATEMENT FOR IDENTIFYING SAFEGUARDED LAND, PREPARED BY ARUP ON BEHALF OF SELBY DISTRICT COUNCIL, JUNE 2015</b>
<b>PURPOSE</b>	
<p>The ARUP Method Statement outlines the proposed methodology and criteria to guide the future delineation identification of safeguarded land.</p> <p>Accordingly, this Statement provides a clear and robust methodology that will enable the Council to determine the need for; the amount, location and the boundaries of safeguarded land were exceptional circumstances to exist in Selby to alter the Green Belt boundary. This builds on national policy and advice and will take into account relevant local circumstances and the need to secure a long term boundary for the Green Belt</p>	
<b>SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby</b>	
<ul style="list-style-type: none"> <li>• The Selby District Council Core Strategy (2013) states that through a Green Belt review SDC will consider identifying areas of Safeguarded Land to facilitate future growth beyond the Plan Period. Indeed part D) of Policy SP3 Green Belt states that ‘any Green Belt review through the Local Plan will... identify safeguarded land to facilitate development beyond the Plan Period’.</li> <li>• ARUPs recommendation is that that the level of safeguarded land to be allocated within Plan Selby is defined once there is a known level of deliverable sites and brownfield sites within the built form. Notwithstanding this, ARUP recommend a sensible approach to follow the method used by City of York Council; to safeguarded land on the edge of proposed site allocations (with both the site allocation boundary and safeguarded land boundary based on permanent and robust boundaries).</li> </ul>	
<b>IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby</b>	
<p>The recommendations of this Study will inform the Selby Market Towns Study and PLAN Selby as it will identify the methodology for identifying safeguarded land.</p>	

<b>23.</b>	<b>BASELINE REPORT: DRAFT PLAN SELBY SITE ALLOCATIONS: A FRAMEWORK FOR SITE SELECTION, JUNE 2015</b>
<b>PURPOSE</b>	
<p>The ARUP Method Statement outlines the proposed methodology and processes involved in selection of land allocations for housing, retail and employment.</p>	
<b>SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby</b>	
<ul style="list-style-type: none"> <li>• The Selby District Council Core Strategy (2013) states that through a Green Belt review SDC will consider identifying areas of Safeguarded Land to facilitate future growth beyond the Plan Period. Indeed part D) of Policy SP3 Green Belt states that ‘any Green Belt review through the Local Plan will... identify safeguarded land to facilitate development beyond the Plan Period’.</li> <li>• ARUPs recommendation is that that the level of safeguarded land to be allocated within Plan Selby is defined once there is a known level of deliverable sites and brownfield sites within the built form. Notwithstanding</li> </ul>	

this, ARUP recommend a sensible approach to follow the method used by City of York Council; to safeguarded land on the edge of proposed site allocations (with both the site allocation boundary and safeguarded land boundary based on permanent and robust boundaries).

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The recommendations of this Study will inform the Selby Market Towns Study and PLAN Selby as it will identify the methodology for identifying safeguarded land.

The site selection methodology proposed within this study broadly comprises the following 4 stages:

- Stage 1: Initial Sift of sites: considered against fundamental constraints both in physical terms and policy terms, for example flood risk and conformity with the settlement hierarchy respectively.
- Stage 2: Quantitative Assessment: sites would be considered against their relative sustainability, for example their proximity to local services and employment, infrastructure constraints and various other factors.
- Stage 3: Qualitative Assessment: All sites would subsequently passed to Stage 3 which would seek to quantify the more qualitative elements focusing on environmental, social and economic criteria. This stage will incorporate impacts upon amenity.
- Stage 4: Deliverability: assessing factors such as ownership and availability and achievability, as well as highway capacity issues.
- Following comments on the PLAN Selby Site Allocation: A Framework for Site Selection following focused engagement ARUP will update the site selection methodology. ARUP will then carry out a sense check of the methodology on 15 development sites to road test the method and review the results with the team identifying the nuances of the particular sites.
- The Site Selection Methodology will then be used to identify sites for allocation in the PLAN Selby Preferred Option Draft, which will be consulted on in early 2016.

## **24. BASELINE REPORT: STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA), JUNE 2015**

### **PURPOSE**

The SHLAA forms part of the evidence base for PLAN Selby and sets out potential land available for housing in the District that will inform the housing site allocations part of PLAN Selby.

The SHLAA identifies all sites on a map and will provide an assessment of each site, in terms of its suitability, availability and achievability to determine whether a site is realistically expected to be developed and when.

A SHLAA Methodology has been agreed with a SHLAA Working Group and a Call for Sites was initially undertaken in 2013 and a further Call for Sites was undertaken from November 2014 – January 2015 in parallel with the initial consultation on PLAN Selby.

A Map book and database has been prepared by the Council, which can also be referenced on the Council website.

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- Based on the information currently made available to the Council, the total number of sites considered as part of the SHLAA total of 513 sites with total capacity of 4,300 houses. 204 of these sites were made up of planning permissions, SDLP allocations and Core Strategy allocations. A Further 309 were identified as 'potential sites'. As the amount of growth needed by the authority can be met on specific identified and deliverable sites, there is no need to designate broad locations for housing growth in the SHLAA
- The results show that the amount that could be delivered over the plan period is far in excess of what is shown to be needed in the Initial Consultation PLAN Selby.
- With specific reference to the three market towns, the total number of sites assessed in the SHLAA as part of each town are as follows:
  - **Selby** – Total 7056 houses. Initial Consultation PLAN Selby requirement: 3,324 houses
  - **Sherburn in Elmet** – Total 3689 houses. Initial Consultation PLAN Selby requirement: 710 houses
  - **Tadcaster** – Total 966 houses. Initial Consultation PLAN Selby requirement: 495 houses

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The sites identified and assessed as part of the SHLAA will inform the options for growth identified in the Selby Market Towns Study which will subsequently inform preparation of PLAN Selby and housing allocations identified in the Plan.

## **25. BASELINE REPORT: SELBY DISTRICT COUNCIL – DRAFT SELBY STRATEGIC HOUSING MARKET ASSESSMENT, JUNE 2015, PREPARED BY GL HEARN LIMITED**

### **PURPOSE**

The purpose of the SHMA is to address housing need in Selby District and to develop a robust understanding of housing market dynamics, to provide an assessment of future needs for both market and affordable housing and the housing needs of different groups within the population.

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

The Selby District Core Strategy already sets out the District's housing requirement based on Strategic Housing Market Assessments undertaken in 2009 and 2011. The Core Strategy sets out a need to deliver 7200 new homes across the District from 2011 to 2027, a period of 16 years. This equates to the building of at least 450 new homes per year.

PLAN Selby is being prepared to deliver the Core Strategy housing requirement. However, it is important to compare the most up to date objectively assessed housing need for the District to that contained in the Core Strategy.

The draft SHMA uses the most up to date population and household formation projections available. The draft findings of the assessment are available for comment as part of the Let's Talk PLAN Selby focused engagement.

Some key draft findings are:

- The District's objectively assessed need for housing is about 430 dwelling per annum up to 2027. This supports the adopted policy position in the adopted Core Strategy.
- There remains a significant affordable housing need across the District and this supports the Council's

adopted policy position.

- In terms of wider sub regional housing markets, the strongest relationship based on local authority areas is between Selby and York. However, in policy terms there should be recognition of the relationships with Leeds and Wakefield from a housing market point of view. This supports the production of a SHMA for Selby District.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The recommendations contained within the SHMA identifies the objectively assessed housing need which should inform the growth required in each town which will be set out in the Market Town Study and PLAN Selby.

This report makes no judgements regarding future policy decisions which the Council may take. Housing targets set in PLAN Selby should be informed by the SHMA but should be brought together with other evidence regarding the capacity of the District to accommodate development. It is however, an important starting point for considering how much housing provision to plan for.

## **26. BASELINE REPORT: STRATEGIC DISTRICT RENAISSANCE STRATEGIC DEVELOPMENT FRAMEWORK (SDF), 2006**

### **PURPOSE**

In November 2006, the three 'Renaissance Market Town Teams' for Selby, Sherburn in Elmet and Tadcaster, in partnership with Yorkshire Forward, Selby District Council, URBED and other consultants, published the Selby District Renaissance Strategic Development Framework (SDF) .

This was the culmination of work during that year which sought to progress the Selby District Charter and its 25 year vision into specific development projects and environmental enhancements.

The projects set out in the SDF include the creative use of architecture, urban design and landscaping to transform the quality of the public realm of the district, the streets, parks and spaces of the towns. As well as proposals for the enhancement of the public realm, the SDF also considered the future growth of the three towns and where new housing and employment should be planned.

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- The Charter included visions for each of the three towns as follows:
  - Tadcaster:- "A historic brewing town with an unspoilt character that is a good place to live and visit"
  - Sherburn in Elmet:- "A large village with a strong community focused on a lively high street. This will be at the centre of a network of villages including a new Eco village on Gascoigne Wood".
  - Selby:- "Selby will become a 21st century market town with a lively town centre surrounded by high quality urban housing and diverse thriving businesses."

#### **SELBY PROPOSALS / PROJECTS**

	<b>Status / Progress of Project</b>	<b>Comments</b>
<b>Living Streets - Phase I:</b>		

improvements to Gowthorpe		
2. Improvements to Market Place	Completed	Works have been completed.
3. Calming of New Street with a weight limit	Completed (signage only)	Phase 2 works will require highway improvements which will be delivered as part of the strategic Olympia Park site, allocated in the Core Strategy, which has a resolution to grant planning permission subject to signature of S106.
<b>Quality Environments, Phase 1:</b>		
4. Creation of a Riverside Park	Completed	Works have been completed.
5. Improvements to Selby Park	Not developed	Unlikely to proceed due to land assembly issues.
<b>Quality Environments, Phase 2:</b>		
6. Landmark footbridge	Not developed	Not deliverable at present. Not currently identified as part of Olympia Park site which has a resolution to grant planning permission subject to signature of S106.
7. Regional water park	Not developed	Delivery unlikely due to land assembly issues.
<b>Smart Growth - Phase 1:</b>		
8. Development of the Travis Perkins site for flats with ground floor uses including incubator workspace for science park	Not developed. Planning application for retirement home on site was withdrawn. Currently occupied by commercial units on and pay & display car park.	No plans to re-submit proposals and land expected to continue with commercial units on and pay & display car park.
9. Renaissance centre: including tourist information centre, town centre management and base for the Renaissance Officer	Not developed, although the TIC/Town centre management is still under consideration.	Renaissance centre, not likely to be developed.
10. Development of the Holmes Lane site for housing	Residential development now received planning permission for housing and being developed.	Residential development now received planning permission for housing and later phases will be developed during early part of plan period.
11. Development of the first part of the Olympia Park site including residential, retail and industrial uses	The site has a resolution to grant planning permission subject to signature of S106 for 863 houses and mix of retail and community uses.	Allocated as strategic site in Core Strategy to be delivered in plan period.

12. Industrial development on Selby bypass	Selby Farms land allocated for B1, B2, B8 uses as part of Olympia Park strategic site in Core Strategy.	Allocated for employment use as part of strategic site in Core Strategy to be delivered in plan period, following completion of access road, recently granted permission.
13. Acquisition and conversion of Abbots Staith for studio space, Selby Museum and Abbey facilities	Abbot's Staith Heritage Trust are seeking to bring the building back into public use and restore this space.	Analysis yet to be undertaken.
14. Acquisition and restoration of the old railway station Alternative site for the Science Park on Selby bypass	Not developed. Station Quarter Draft SPD was not advanced.	Proposals should be re-considered as part of Selby Market Town Study and PLAN Selby.
<b>Phase 2:</b>		
15. Development of the Station Quarter either as mixed-use neighbourhood or an alternative site for the Science Park	Not developed. Station Quarter Draft SPD was not advanced.	Proposals should be re-considered as part of Selby Market Town Study and PLAN Selby.
16. Development of the science park on the bypass	The employment part of the Olympia Park strategic site was previously identified for this use in the SDF. This has now been identified for B1, B2, B8 uses.	Science Park on the Olympia Park strategic site is unlikely.
17. Marina development linked to the water park	Not developed, however marina approved as part of the former Rigid Paper Site.	Proposals should be delivered during plan period.
18. Redevelopment of the bus station	Not developed.	The delivery of this proposal is subject to the electrification of the Leeds to Selby Line.
<b>Tadcaster Proposals / Projects</b>		
	<b>Status / Progress of Project</b>	<b>Comments</b>
<b>Living Streets - Phase I:</b>		
1. High Street improvements	Not developed.	Delivery unlikely due to land assembly issues.
2. Implementation of traffic management strategy	Not developed.	Delivery unlikely.
3. Signing strategy for bypass	Not developed.	Delivery unlikely due to Highways England objection
<b>Phase 2:</b>		

?

bypass to remove through traffic		
<b>Quality environments - Phase I:</b>		
5. Improvements to central car park	Improvements have been made and completed.	Compliant with Core Strategy and works have been completed.
6. Robin Hood Yard improvements	Not developed	Proposals to be explored as part of Selby Market Town Study and PLAN Selby.
7. Flood alleviation strategy	Not developed.	Delivery unlikely.
8. Riverside landscaping and circular walk	Not developed.	Delivery unlikely.
<b>Smart Growth - Phase I:</b>		
9. Reusing existing buildings	Not developed.	Proposals to be explored as part of Selby Market Town Study and PLAN Selby.
10. Infill development	There has been limited infill development on St Joseph Street, which is currently being developed.	Work has commenced on site.
11. Living over the shop	Completed. Change of use of offices to retail unit and three flats.	Compliant with Core Strategy and works have been completed.
12. Sheltered housing on the Powerplus site	Completed. Residential development of 128 dwellings.	Compliant with Core Strategy and works have been completed.
13. Development of Mill Lane for riverside housing	<p>Planning application submitted. Technical matters still need resolving</p> <p>Planning permission granted in 1993 for 42 flats and 114 dwellings, which has 10 dwellings built. A new planning application for 248 dwellings was submitted in September of 2012 and this is still pending with technical matters to be resolved.</p>	Development should come forward during plan period subject to resolution of technical matters.
<b>Sherburn in Elmet Proposals / Projects</b>		
	<b>Status / Progress of Project</b>	<b>Comments</b>
<b>Living Streets</b>		
1. Improvements and calming of Low Street	Not developed.	Delivery unlikely due to land assembly issues.

2. Calming of traffic at the cross roads of Low Street / Finkle Hill with Kirkgate / Moor Lane	Not developed.	Delivery unlikely due to land assembly issues.
3. Improved links by bus, cycle and foot to Sherburn Industrial Estate	Not developed.	Analysis yet to be undertaken.
4. A gateway next to Eversley Park linked to the development of Sissons' Depot	The Sissons depot site has recently been granted permission for an ALDI supermarket.	Analysis yet to be undertaken.
<b>Quality Environments</b>		
5. The recreation of the village square between the Social Club and Kirkgate	Not developed, although Selby DC has purchased the site	Analysis yet to be undertaken.
6. Improvements to the frontage of the Social Club together with infill development fronting the square	Not developed. Only information board has been completed.	Analysis yet to be undertaken.
7. Improvements to Eversley Park with a new link to Low Street	Not developed	Analysis yet to be undertaken.
8. The development of a Country Park on the former Gascoigne Wood spoil heaps	Not developed	Delivery unlikely.
<b>Smart Growth</b>		
9. End to greenfield housing in Sherburn	A total of 700 houses have recently been granted on greenfield land to the east of the town centre and the bypass.	First phases of development have already been built out. 56 new houses need to be allocated in PLAN Selby to meet housing requirements. The Council to consider the relationship of additional housing with viability of additional services to support new development..
10. Small developments around the village square	Not developed	Analysis yet to be undertaken.
11. Relocation of Sissons' depot to site on the bypass and sheltered housing or live/work scheme	The site has recently been granted permission for an ALDI supermarket.	Work started on site in 2015.
12. The development of an Eco-Village linked to a Techno-pole and Country Park on the Gascoigne Wood mine site	Not developed	Delivery unlikely.

### IMPLICATIONS FOR MARKET TOWN STUDY AND *PLAN Selby*

- The SDF included some very innovative and inspirational concepts; however, the document was produced in a different economic climate than that of today, developed at a time when there was more optimism for growth and investment and prior to the recession. Proof of this, is in the number of projects which have actually been developed and completed.
- The Market Towns Study and *PLAN Selby* provides an opportunity to re-assess and test the merits and value of these projects and whether the concepts are still viable and deliverable and compliant with the Core Strategy and relevant evidence base.
- The result of this baseline review and the feedback from the focussed engagement will inform whether the SDF Vision is still relevant and whether any of these projects should form allocations and policy options in the emerging *PLAN Selby*.

### 27. **BASELINE REPORT: SELBY DISTRICT COUNCIL – SELBY STATION QUARTER PROPOSED SUPPLEMENTARY PLANNING DOCUMENT (SPD) - INFORMAL CONSULTATION DOCUMENT (2009)**

#### PURPOSE

This Draft SPD, subject of Informal Consultation, was prepared to explain Special Policy Area SEL6 and Policy SEL7 of the Saved Selby District Local Plan 2005, provides framework for allowing development to take place in the Station Quarter area of Selby. It will contain visionary ideas as well as detailed advice on architecture and other issues to shape any development that does take place. This will help to ensure that the whole area is developed in a coordinated fashion over the years, rather than in an ad-hoc way.

The “Station Quarter” is a 20ha site within Selby town, centred upon the railway station. The site is broadly defined by the River Ouse to the east, Selby Canal to the south, Bawtry Road to the west and New Street to the north.

#### SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND *PLAN Selby*

- The SPD will be used in three principal ways: 1. Promote the site to 3rd party developers 2. Be used to lever funds to deliver projects. 3. Be used in determining planning applications:
- The SPD includes a “Possible Masterplan” which was the result of all projects and proposals put forward at a public consultation event.
- Proposals include a new train and bus station and highway and traffic improvements to access the new stations
- Redevelop the existing station for small offices and commercial uses
- Pedestrian bridge improvements over the railway and canal
- Extension to existing Park
- Development of a river barrage to remove the impact of tides and strong currents from the Ouse will promote a pleasure boating culture.
- Residential uses
- Commercial office park, shifting the focus from industry in this area to office based to complement residential

uses

The next stages of the SPD were to explore the suitability, feasibility, desirability and deliverability of all potential projects to assess which should be included in the SPD. This SPD has not been advanced since 2010.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The Station Quarter forms an important area of the Market Town Study area. The schemes, projects and recommendations contained within the Draft SPD should be assessed as part of the Market Town Study and focussed engagement to understand whether any of these projects are suitability, feasibility, desirability and deliverability and should be taken forward in the Market Town Study and subsequent PLAN Selby as allocations or Special Policy Areas.

## **28. BASELINE REPORT: SELBY DISTRICT COUNCIL – SELBY TOWN DESIGN STATEMENT (SPG) MARCH 2004**

### **PURPOSE**

The aim of the Town Design Statement is to ensure that any future development and change in Selby is based on an understanding of the area's past and present. It draws attention to what is special about Selby; its buildings, landscape, open space, and routeways that connect the town. The Statement reviews these aspects of the town, sets out a vision for the future and details a number of design guidelines.

The guidance is intended to assist developers and members of the public when considering development opportunities. It supplements and expands on policies and proposals set out in the Selby Local Plan and is approved as supplementary planning guidance.

The document has been drawn up by a group of people representing the community of Selby including businesses, interest groups, and individuals with an interest in development of the town. Supporting and providing guidance to the group were representatives from Selby Town Council, Selby District Council, Countryside Agency and Groundwork.

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- The Statement identifies key development sites and opportunities and important and distinctive features that characterise Selby
- The SPD includes a "Possible Masterplan" which was the result of all projects and proposals put forward at a public consultation event.
- The Vision identified as part of the Statement is:
 

"To retain and promote Selby's identity as an historic town and to embrace opportunities for change in order to regenerate many areas of the town in a sympathetic manner that will strengthen the cohesion between old and new. At the same time, to create a town that is economically healthy and attractive to visitors that reflects the need of the community and improves the quality of life for its inhabitants."
- The Statement makes the following recommendations:
  - 1) To develop better guidance and examples of good practice for the conservation of buildings through a continual review of Conservation Area Policies and the developing District Council's Conservation Strategy.
  - 2) A review of the listing status of buildings should be undertaken and those which appear to have little

architectural or historic interest should be requested to be removed from the list.

- 3) A guide for the conversion of buildings,
- 4) In order to attract new businesses more high quality office and business space needs to be provided. To identify sites and buildings for development or conversion in or close to the town facilities for improved office and commercial space.
- 5) Investigate the possibility of introducing a revised traffic and pedestrian scheme that offers a more pedestrian orientated streetscape.
- 6) To produce detailed design proposals for the Park and its environs.
- 7) Produce a strategy and design guidelines/briefs for improvements for all gateway sites.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND *PLAN Selby***

The schemes, projects and recommendations contained within the SPD should be assessed as part of the Market Town Study and focussed engagement to understand whether any of these projects are still relevant and those which could be taken forward in the Market Town Study and subsequent *PLAN Selby* as allocations or Special Policy Areas.

## **29. BASELINE REPORT: SELBY TOWN CONSERVATION AREA CHARACTER APPRAISAL BY PLANN.IT ON BEHALF OF SELBY DISTRICT COUNCIL (2007)**

### **PURPOSE**

The aim of the Conservation Area Character Area Appraisal was to undertake an assessment of the general and specific character of the Selby Town Conservation Area and listed buildings and scheduled ancient monuments in the town centre. The purpose of the appraisal was also to provide a sound basis for the development of planning policy and to inform other strategies.

### **SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND *PLAN Selby***

- The Appraisal identified that the most pressing problem related to building maintenance, traffic, and unsympathetic modern alterations to historic properties, the quality of the modern buildings and quality of public realm. The degree of neglect in areas also detracts from areas of Gowthorpe, Micklegate, New Street and Ousegate, which can lead to a negative impression of the town.
- The Appraisal recognises that positive steps to improve the impression of the town centre and restore and enhance it are reliant on economic factors and private sector investment, although the Development Management process does have a role in ensuring the development plan maintains and enhances the character of the conservation area.

### **IMPLICATIONS FOR MARKET TOWN STUDY AND *PLAN Selby***

The special qualities and character of the Selby Town Conservation Area must be recognised in any emerging Market Town Study and *PLAN Selby*, which must ensure that planning policies recognise the need to enhance the character of the conservation area.

**30. BASELINE REPORT: SELBY TOWN ENTERPRISE PARTNERSHIP – ENTERPRISE STRATEGY 2014-17 (JANUARY 2014)**

**PURPOSE**

Selby Local Enterprise Partnership (SLEP) now, Selby Town Enterprise Partnership (STEP), made up of representatives from the local authority, the business community, education, and a range of delivery partners have come together to shape a vision and strategy for the town and lead on the commissioning of projects to deliver on this. This follows a commitment from Selby District Council to commit £150,000 to the town of Selby through its Programme for Growth 2012-2015.

The overall purpose of the STEP strategy is to secure the town's role as the principal service centre for the district and to make it the destination of choice for shopping and leisure. This will mean a re-energised town centre which builds on the distinctive heritage of the town.

**SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- The funding for the town has been allocated through the 'retail' work strand identified as part of the Council's wider programme for growth, but will also improve jobs and business growth.
- Priorities for STEP Strategy are:
  - 1) Leadership and working in partnership
  - 2) Developing Selby's unique selling point (USP) – it currently doesn't have a USP.
  - 3) The environment, masterplanning and streetscape – the town could benefit from zoning or organising into quarters. Possible cultural and leisure quarter around the leisure centre
  - 4) The Retail Mix - the town needs to grow more specialist and upmarket shops with good quality restaurants
  - 5) Hospitality and the evening and night-time economy - STEP will work closely with the district council on taking a proactive stance on improving the hospitality offer in and around the town, in particular shortage of good hotels.
  - 6) Festivals and Events - Festivals (possibly developing a 'unique' festival e.g. swan racing; 'Swan around Selby' swan trail) could be used to attract people to the town, based on the historic heritage of the district,
  - 7) Access and technology - Parking signage in the town could be improved to help visitors and residents. The cost of car parking is critical here too and how charges could be set to encourage footfall to the town centre, whilst providing an income for the asset owners. Visit Selby' website and town portal.
  - 8) Growing enterprise - To enable the entrepreneurial spirit to thrive in new and existing businesses a programme of support will be developed and delivered. The Growing Enterprise programme of support to businesses is likely to include business coaching, a business to business mentoring scheme, business incubation support through the provision of pop-ups opportunities, market tasters, etc.

In order to deliver on the priorities in the strategy Selby District Council's Programme for Growth has allocated a sum of £150,000 for the town to allocate to projects between 2013 and 2015.

STEP will use this strategy as a framework for action planning and commissioning projects which deliver on the priorities above.

**IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

The STEP Strategy identifies a number of key priorities and positive work undertaken by STEP to help improve and re-energise the town.

The Market Town Study provides a further opportunity and framework to deliver these projects and where appropriate identify priorities through PLAN Selby.

**31. BASELINE REPORT: TADCASTER & VILLAGES COMMUNITY ENGAGEMENT FORUM – TADCASTER AND VILLAGES COMMUNITY DEVELOPMENT PLAN 2012 – 2015.**

**PURPOSE**

- The Community Engagement Forum, comprising a partnership of local bodies, including the Council, Town Council, Police, Fire and people from the community who have prepared a plan to highlight the needs and priorities of their community.
- The plan reflects that; the ideas and initiatives come from extensive engagement with the local public, through consultation, and through discussion in our regular Community Forums.

**SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- The vision is “A thriving and safe community, with a vibrant local economy in an attractive built and natural environment, where people want to live, to raise their families, and to enjoy their leisure time.”
- The Plan seeks to:
  - improve the appearance and vitality of Tadcaster town centre, and make it easier for people to shop locally
  - Create facilities that will not only be enjoyed by local people, but that will also encourage visitors to come and enjoy all the area has to offer
  - Improve leisure and cultural opportunities for local people in Tadcaster and the villages ensure that people can get information about the things they want to do, and (if they need it) help in starting up new activities
- The overall attractiveness of the town centre is a major concern for local people and for the businesses that trade there, and a high priority for change. The restoration of boarded-up properties, and dealing with derelict sites within the town, are clear and widely-shared priorities. Action - Deliver the Riverside Park and improve planting. Explore options to re-use empty homes and restore abandoned sites.
- Signage in the town centre is excessive and unnecessary, (Environment, landscape and streetscape) – Action - Discuss with NYCC
- There is also interest in improving the gateways to the town, important areas that create an impression for visitors and those passing through, as well as benefitting local people. (Environment, landscape and streetscape). Action – Explore opportunities
- Increase awareness and understanding of local sites of natural importance. (Environment, landscape and streetscape) – Action – create a webs area.
- Increase awareness and understanding of the historic character and importance of Tadcaster's streetscape. (Environment, landscape and streetscape)
- Apart from Sainsbury's and now Costa, all the shops in Tadcaster are independently owned, a unique feature that could be exploited to attract more interest at a time when town centres are becoming more and more bland, and offering the same large chains of stores and outlets. (Economy, retail, and tourism)
- Retailers have called for a range of solutions, aimed at attracting more people to shop locally, including a better variety of shops, making the town centre more attractive, putting other facilities in place to attract more people into the centre, and more housing. (Economy, retail, and tourism)
- Locate and support new housing development in Tadcaster (Economy, retail, and tourism) – Action- Identify sites for site allocation.
- Remove or restore the high-visibility derelict sites (Economy, retail, and tourism)
- Stimulate a more diverse evening economy (Economy, retail, and tourism)

- Work to reduce the number of empty shops in the town centre (Economy, retail, and tourism)
- Expanding active leisure provision to meet a growing local demand (Leisure and culture) – Action – explore opportunity to expand existing leisure centre
- More variety in our eating and drinking places (Leisure and culture)
- Although Tadcaster has a certain amount of green space in Tadcaster, it doesn't have a formal park; many would like to see one created as a feature in the town centre (Leisure and culture)
- Need more equipped play space, in particular skate board park (Leisure and culture)
- Limited cultural activities, for example arts and performance, in Tadcaster (Leisure and culture)
- Community buildings such as community centres are enormously important and must take a high priority; but they are not necessarily being used to their full advantage (Leisure and culture)
- Develop a stronger and more mutually beneficial relationship with local schools, including the Grammar school (Education and Learning)
- Support and promote opportunities for lifelong learning, including community education, (Education and Learning)
- Increase opportunities for young people to engage in constructive, creative and active leisure activities (Community safety)
- Police to be a more visible presence (Community safety)
- Action is needed to address the volume and patterns of heavy goods vehicles in town (Community safety)
- Some footpaths in the area that need to be opened up, or opened up for shared cyclist/pedestrian use. (Community safety)
- Support and promote the development of well-being and support services for people in Tadcaster (Health and well-being)
- Monitor the way the healthcare services for this locality are being re-organised, and take opportunities to ensure that the needs of Tadcaster and villages receive adequate consideration in the new arrangements that emerge (Health and well-being)

### **IMPLICATIONS FOR MARKET TOWN STUDY AND *PLAN Selby***

The Community Development Plan identifies a number of key priorities and positive work undertaken by the Forum to help improve and re-energise the town.

The Market Town Study provides a further opportunity and framework to deliver these projects and where appropriate identify priorities through *PLAN Selby*.

**32. BASELINE REPORT: HIGHWAYS ASSESSMENT FOR SELBY DISTRICT PART A, REV B – MARCH 2015 WORKING PAPER, PELL FRISCHMANN CONSULTANTS ON BEHALF OF SELBY DISTRICT COUNCIL**

**PURPOSE**

The Assessment is intended to inform the Council in the preparation of PLAN Selby, specifically the allocation of suitable sites for housing development, by identifying any parts of the existing highway network that may require improvement in order to accommodate the levels and location of housing proposed.

The Highways Assessment is being undertaken in four parts as follows:

Part A – Highway survey to establish baseline (on the main traffic routes in the District)

Part B – Scenario-based growth predictions to establish on the Districts distributor network

Part C –Applying Part B with cross-boundary study results to establish impact on the Strategic Road Network and neighbouring Authority areas

This Working Note relates to Part A of the study and presents the results of that work. Once all parts of the study are complete, a full report will be prepared which will cover the findings of all three parts including Part A.

**SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby**

- Using industry standard software the peak hour operation of the key junctions on the main traffic routes has been assessed. This assessment has shown that for the baseline situation, all junctions are operating within their practical reserve capacity with minimal queues and delays.
- When the traffic likely to be generated by unimplemented committed development is taken into account, the following junctions are shown to be over-capacity:
- Junction 2 (A19 and A163 Market Weighton Road priority T-junction)
- Junction 10 (A162 / A63 Main Street roundabout)

One other junction is at or above their practical reserve capacity (not yet over-capacity).

- junction 4 (A63/A1041 roundabout)”

In conclusion, a baseline position has been established from which Parts B and C of the study will follow.

**IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby**

This Part A Report demonstrates the baseline highways position, indicating which junctions with unimplemented committed developments implemented would be over capacity. Parts B and C will further inform the Market Towns Study and PLAN Selby. At this stage in their reporting, this still provides a useful baseline position to inform the Market Town Study.

<b>33.</b>	<b>BASELINE REPORT: SELBY CENTRAL COMMUNITY ENGAGEMENT FORUM – COMMUNITY DEVELOPMENT PLAN PROGRESS UPDATE (MARCH 2015)</b>
<b>PURPOSE</b>	
<p>The Community Engagement Forum, comprising a partnership of local bodies, including the Council, Town Council and people from the community who have prepared a plan to highlight the needs and priorities of their community.</p> <p>The plan reflects that; the ideas and initiatives come from extensive engagement with the local public, through consultation, and through discussion in our regular Community Forums. T</p>	
<b>SUMMARY OF KEY ISSUES RELEVANT TO MARKET TOWN STUDY AND PLAN Selby</b>	
<ul style="list-style-type: none"> <li>• This Community Plan Update refers to detailed issues under the following headings:           <ul style="list-style-type: none"> <li>• Tidy Environment</li> <li>• Sport and Leisure</li> <li>• Promoting the Economy</li> <li>• Community Safety</li> <li>• Public Transport, Traffic and Speed</li> </ul> </li> <li>• The Plan Update acknowledges that STEP has taken on board some of the important economic initiatives for the town.</li> </ul>	
<b>IMPLICATIONS FOR MARKET TOWN STUDY AND PLAN Selby</b>	
<p>The Community Development Plan identifies a number of key priorities and positive work undertaken by the Forum to help improve and re-energise the town.</p> <p>The Market Town Study provides a further opportunity and framework to deliver these projects and where appropriate identify priorities through PLAN Selby.</p>	