



SELBY

DISTRICT COUNCIL

Local Plan

Additional Sites
Consultation 2021



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Additional Sites Consultation

1 Foreword

- 1.1** The Council is preparing a new Local Plan which will help to shape the long-term future of Selby District.
- 1.2** The Local Plan will set out the strategic planning framework for our District and is a vital part of achieving our overall corporate objectives. It will identify where new development will take place and set out the policies against which planning applications will be determined. This will give clarity as to how much land should be provided to accommodate new housing and jobs up to 2040, and where this should be located.
- 1.3** Earlier this year the Council consulted on it's Preferred Approach on the policies and development sites to meet the needs of the District's growing population. This was also the final opportunity for landowners and developers to submit land for consideration for development. In response to the Local Plan Preferred Options consultation a further 44 sites were submitted which were either new sites or significant additions to previously considered sites. In order to ensure that all of the sites submitted have been subject to the same level of scrutiny we are now seeking your views on these additional sites.
- 1.4** It is important to note that consultation on these sites does not mean that they will either replace or be added to sites which have already been included as Preferred Sites in the previous consultation document. Over the next few months the views submitted on all sites will be fully considered in the preparation of the final version of the Local Plan, which will be consulted on in early 2022 prior to being submitted to a Planning Inspector for independent examination.



Cllr Richard Musgrave

Deputy Leader and Lead Executive Member for Place Shaping

2 Introduction

Introduction

- 2.1** Selby District Council is preparing a new Local Plan which will help shape the growth of the District over the next 19 years. The preparation of a new Local Plan gives us the opportunity to consider what sort of place Selby should be in 2040. The Local Plan will provide a comprehensive plan which sets out the strategic vision for the District, identifies where new development will happen and sets out the policies against which planning applications will be determined. The plan will not only identify where new homes and jobs growth will happen but will also help to ensure we capture opportunities for new investments to improve local infrastructure, develop successful town centres and create healthy communities in a sustainable manner in order to address climate change and protect our important natural environment. Although we are a small District Council we have big ambitions for good inclusive growth. We want to support new development to help the District to grow whilst ensuring it remains a special place to live.
- 2.2** Once adopted the new Local Plan will replace the adopted Selby District Core Strategy Local Plan (2013) and the Selby District Local Plan (2005).
- 2.3** The Local Plan does not cover minerals and waste planning as this is the responsibility of North Yorkshire County Council. The North Yorkshire County Council, City of York and North York Moors National Park Authority Minerals and Waste Joint Plan will form part of the development plan for Selby District when it is adopted.
- 2.4** In January to March of 2021 the Council undertook a consultation on the Preferred Options, that document set out the preferred spatial approach in terms of where development will be focused and the draft policies which will be used to determine planning applications. Over 1200 individuals and organisations submitted responses to the consultation and these are currently being analysed and will help to shape the Pre-Submission Publication version of the plan.
- 2.5** The Preferred Options consultation was also the last opportunity for landowners to submit land for consideration for development in the Local Plan, 44 additional or amended sites were received during the consultation which were either new sites or significant additions to existing sites. These 44 sites have now been assessed by the Council and we have put forward the sites we consider to be the most suitable amongst these as Preferred Sites. In order to ensure that these sites have been subject to the same level of scrutiny we are now asking your views on whether you think these new and amended sites are suitable for development. Your views will help us to reach final conclusions on the sites which will be allocated in the Publication version of the Local Plan.
- 2.6** Please note we are not seeking comments on those sites which were previously included as part of the Local Plan Preferred Options consultation only the additional or amended sites. Neither are we asking for any more new sites.

Additional Sites Consultation

How to Get Involved in the Consultation

2.7 This consultation starts on 2nd August 2021 and ends at 5pm on 13th of September 2021.

2.8 You can submit your comments on the Additional Sites Local Plan in the following ways:

- Comment using the online [Planning Consultation Portal](#)
- Download the comments form from the [Council's website](#) and email your comments to localplan@selby.gov.uk or post them to Planning Policy, Civic Centre, Doncaster Road, Selby, YO8 9FT.

Format of the Document

2.9 In this document there are a couple of different coloured boxes, the purpose of each of these is set out below:

Preferred Site Allocations

These boxes set out the Preferred Site Allocations to meet identified employment and housing and other requirements. They are followed by supporting text which gives further details on how the preferred site is to be developed as well as an explanation for why the site was chosen as a preferred allocation.

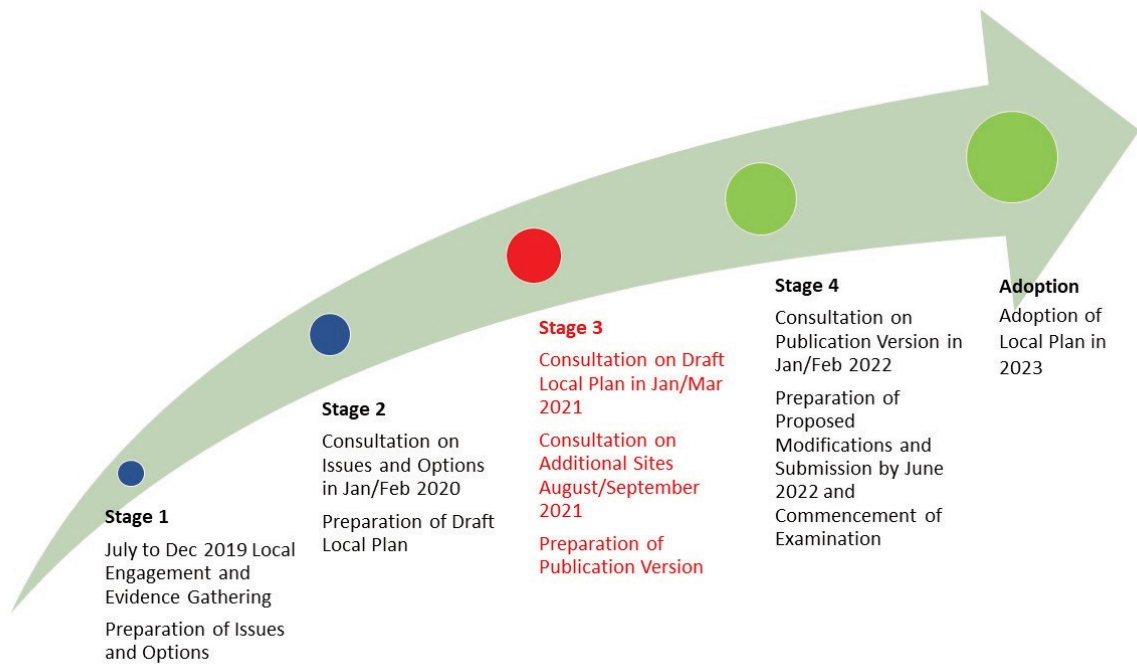
Question Box

These boxes ask the reader questions about the preferred approach taken to the various topics in the Plan such as the Visions and Objectives, spatial growth strategy, Development Management approaches, new settlement proposals and preferred allocations for new development.

Next Steps

2.10 The feedback on the sites from this consultation and the completion of supporting evidence will inform the final version of the Local Plan referred to as the Publication Version which we intend to consult on in early 2022 prior to submitting to the Secretary of State for examination. It is expected that the Local Plan will be adopted in 2023.

Additional Sites Consultation



Plan Preparation Flow Diagram

Additional Sites Consultation

3 Preferred Additional Sites

- 3.1** The Preferred Options consultation document set out the Council's preferred approach on how the District might develop up to the year 2040. The Housing and Economic Needs Assessment (2020) assessed how much employment land and how many dwellings were needed over that time period. The study considered that the District has the potential to deliver around 10,500 full time equivalent jobs over the coming plan period based on the capacity at permitted or sites put forward for allocation, which translates into 110ha of employment land. In order to ensure sufficient dwellings are delivered to meet our requirements and provide further flexibility over the plan period the Local Plan will identify sites to accommodate a minimum of 8,040 new dwellings between 2020 and 2040, which equates to 402 dwellings per annum.
- 3.2** In order to locate this development over the plan period a new spatial strategy and settlement hierarchy was proposed, as seen in the table below. The approach seeks to focus the majority of growth in locations which have a range of facilities, services and access to public transport. The strategic approach therefore recognised the opportunity to regenerate Selby Town Centre through the development of a number of brownfield sites.
- 3.3** A heritage-led regeneration approach is supported as the preferred approach for Tadcaster town centre, recognising its location, which is partially in the York Green Belt. A limited amount of growth is supported in Sherburn in Elmet, which reflects both the level of growth which has taken place here in recent years and the West Yorkshire Green Belt.
- 3.4** Sites for new residential development are proposed in both Tier 1 and Tier 2 villages which are not in the Green Belt or constrained by flood risk. The scale of development proposed is considered to be commensurate with the scale of the existing settlement, form and character of the built form and availability of local facilities in accordance with the preferred settlement hierarchy. The strategy also recognises the shift towards more home-working through the support of more development in the smaller villages to ensure their long term vitality but also recognise the intrinsic character of the countryside.
- 3.5** The option for a new settlement will provide the opportunity for the creation of a new garden village with a range of new housing employment opportunities and local facilities.

Hierarchy	Settlement
Principal Town	Selby Urban Area
Local Service Centre	Sherburn in Elmet and Tadcaster
New Settlement Option	East of Stillingfleet Mine (Heronby) or Church Fenton Airbase or Burn Airfield
Tier 1 Villages	Barlby & Osgodby; Brayton; Byram and Brotherton; Eggborough & Whitley; Hemingbrough; Riccall; South Milford; and Thorpe Willoughby

Additional Sites Consultation

Tier 2 Villages	Appleton Roebuck; Camblesforth; Carlton; Cawood; Church Fenton; Cliffe; Escrick; Fairburn; Hambleton; Hensall; Kellington; Monk Fryston & Hillam; North Duffield; Ulleskelf and Wistow
Smaller Villages	Barkston Ash; Barlow; Beal; Bilbrough; Bolton Percy; Burn; Burton Salmon; Chapel Haddlesey; Church Fenton Airbase; Drax; Hirst Courtney; Kelfield; Kirk Smeaton; Little Smeaton; Saxton; Skipwith; Stillingfleet; Stutton; Thorganby; Towton; West Haddlesey; Womersley; Biggin; Birkin; Colton; Cridling Stubbs; Gateforth; Healaugh; Heck; Kellingley; Little Fenton; Lumby; Newland; Newton Kyme; Ryther cum Ossendyke; and South Duffield

- 3.6** It is important to note that the preferred spatial approach and settlement hierarchy were included in the Local Plan Preferred Options consultation and is set out in the document for context. We are currently reviewing the responses to this consultation and therefore we are only seeking your views on the additional sites as set out below.
- 3.7** All of the Additional Sites have been submitted through the Council's Preferred Consultation, which took place between 29th January and 12th March 2021. They have all been assessed in accordance with the [Site Assessment Methodology](#) (SAM). This is a technical document that has been used to robustly assess all the sites submitted to the Council, it incorporates a wide range of technical information from all aspects of town planning, including everything from access to services to flood risk. The SAM consists of the methodology, the individual site profiles and a spreadsheet of all the site assessments.
- 3.8** This assessment process ensures that the most sustainable and deliverable sites are developed over the plan period sites in the right locations. A total of 44 additional or amended sites were submitted and these have now been assessed against the the SAM, and the 7 sites below have been found to be the most sustainable.
- 3.9** It is important to get the views of landowners, developers and the general public on the approach we have taken towards the assessment of sites. We will take account of the comments we receive during this consultation when we finalise the site assessments for the Publication draft of the Local Plan.

Question 1

Is the assessment of the sites accurate? Please use the site reference when answering.

- 3.10** **The sites set out below are the Council's preferred sites.** To see these preferred sites in more detail please consult the [Proposals Map](#).

Additional Sites Consultation

Local Plan Reference	Settlement	Site Location	Size (Hectares)	Proposed Use
AROE-N	Appleton Roebuck	Therncroft, Malt Kiln Lane	0.35	Residential
OSGB-N	Barlby & Osgodby	Land south of Hull Road	2.34	Education
EGGB-AA	Eggborough	Land at Eggborough Power Station	70.81	Employment
NDUF-O	North Duffield	Land north of Gothic Farm, Back Lane	3.96	Residential
SELB-CR	Selby	Former Ousegate Maltings	0.41	Residential
SELB-CT	Selby	Land south of Coupland Mews	0.17	Residential
THRP-X	Thorpe Willoughby	Land south of Leeds Road / north of Field Lane	4.36	Residential

Table 3.1

- 3.11** It is important to note that these additional sites have been assessed for potential allocation in the emerging plan on their own merits. The final decisions on the most suitable sites to meet the development needs of the emerging Spatial Strategy will be set out in the Publication version of the Local Plan, which will be subject to further consultation early next year. Preferred sites in this document will not necessarily be added to or replace those identified as preferred sites in the Preferred Options document. All sites assessed in the Preferred Options consultation and this Additional Sites consultation will be subject to further scrutiny for the Publication version of the Local Plan, taking into account the comments received during both consultations and the findings from the additional evidence.
- 3.12** The Local Plan must be prepared in accordance with a Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) that meet the relevant legal requirements. This should demonstrate how the Plan has addressed relevant economic, social and environmental objectives. Significant adverse impacts should be avoided and, where possible, alternative options which reduce or eliminate such impacts should be pursued. The Draft SA and Draft HRA are also subject to consultation and are available to view online at the [Council's Consultation Portal](#). Please use the opportunity below to give us your comments if you have any views on these reports.

Question 2

Please provide any comments here on the [Sustainability Appraisal](#). Please ensure you clearly reference the section, paragraph, table or appendix.

Additional Sites Consultation

Question 3

Please provide any comments here on the [Habitats Regulations Assessment](#). Please ensure you clearly reference the section, paragraph, table or appendix.

Additional Sites Consultation

4 Appleton Roebuck

- 4.1** Appleton Roebuck is defined as a Tier 2 Village in the preferred settlement hierarchy and is located 7 miles to the east of Tadcaster and 9 miles to the south-west of York. It has a population of 907 (2019 ONS) and is well-served by local facilities, including a primary school and village hall/ meeting room. The village lies 3 miles south of the A64 and is served by one bus route running up to 5 times a day, Monday to Saturday.
- 4.2** The village is linear in nature and well-integrated into the surrounding landscape to the west of The Feet, a tributary of the River Wharfe to the south. The historic character of the village is defined by Medieval field crofts and boundaries, ridge and furrow and a Moated Scheduled Monument to the south east. The historic part of the village is designated as a Conservation Area. More recent estate development has extended the village along the roads to the north, south and west.
- 4.3** The major factors affecting the selection of sites for allocation include Flood Zone 3 to the east, the Conservation Area, various Listed buildings, a Scheduled Monument, and Nun Appleton registered park and garden.



Additional Sites Consultation

AROE-N

Land at Therncroft, Malt Kiln Lane, Appleton Roebuck

Total Site Area: 0.35 hectares



This site is a preferred allocation for residential development

Indicative dwelling capacity: approximately dwellings.

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide affordable dwellings on site, the percentage of which is to be determined by a viability study, in accordance with the criteria set out in policy HG4 of the Preferred Options Local Plan.
2. Provide vehicular access from Malt Kiln Lane on the southern boundary of the site.
3. Provide a density of development which reflects the form and layout of nearby properties on Malt Kiln Lane.
4. Where possible, retain the majority of the mature tree coverage and established hedgerows on the edges of the site.

Explanation

- 4.4** The site is a preferred allocation for residential use and has the capacity to accommodate approximately 6 new dwellings. Access to the site should be taken from Malt Kiln Lane which is located on the site's southern boundary.

Additional Sites Consultation

- 4.5** The site currently consists of an overgrown field surrounded by mature trees and hedgerows. This vegetation should be retained wherever possible, particularly on the sites western and northern boundaries, to screen the proposed development from the surrounding landscape.
- 4.6** The site should provide a low density development in order to respect the character of nearby developments and also allows the majority of the mature vegetation to be retained on the edges of the site.

Reason for Allocation

- 4.7** Development here would be well screened by the existing vegetation of mature trees and hedgerows on its edges. The low number of dwellings proposed respects the character of nearby developments and means the existing access of Malt Kiln Lane can be used for access without the need for significant upgrading. This site is entirely within flood zone 1 and was found to have no other significant constraints. The NPPF requires that land is identified on small sites (i.e. those under 1ha) to accommodate at least 10% of housing requirements and this site is able to contribute to this requirement.

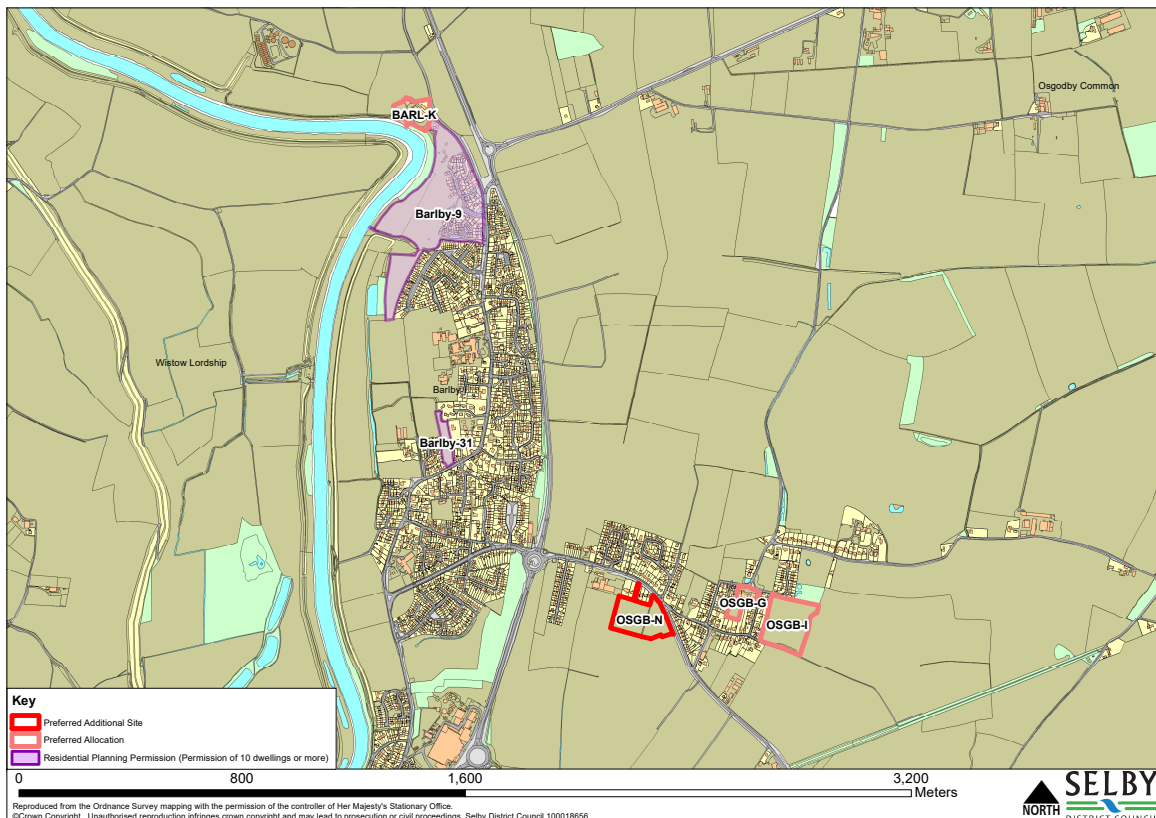
Question 4

Do you agree with the proposed allocation of site AROE-N for residential development? If not, please give the reason for your answer and explain how you would like to see it changed.

Additional Sites Consultation

5 Barlby & Osgodby

- 5.1** The villages of Barlby & Osgodby are located immediately to the north east of Selby and together are defined as a combined Tier 1 Village in the preferred settlement hierarchy. Together they have a combined population of 5,378 (2019 ONS) and are well-served by a range of local facilities, including 2 primary schools, secondary school, healthcare facility, 3 convenience stores and 2 village halls/ meeting rooms. Both villages are well served by public transport: 3 bus routes pass through Barlby and 2 bus routes pass through Osgodby, all running Monday to Saturday. Their proximity to Selby means that further bus routes and a train station are also accessible. The National Cycle Network route 65 and the Trans-Pennine Long Distance Footpath also pass through Barlby.
- 5.2** Barlby village is constrained by the River Ouse to the west and the A19 to the east, whereas Osgodby is a more dispersed village extending north eastwards away from the A63. The buildings in both settlements show a degree of unity in style and colour and tend to be well integrated within the landscape, with harder boundaries along the main access roads of the A19 and A63. These main roads allow for good access north towards York and south towards Selby.
- 5.3** The major factors affecting the selection of sites for allocation in Barlby & Osgodby include: Flood Zone 3 to the south and west; various Listed buildings such as Barlby Hall on the western extent of Barlby Parish and a Grade II Former War Department munitions depot between Barlby and Osgodby; a Site of Importance for Nature Conservation (SINC) which lies to the west of Barlby on the eastern bank of the River Ouse; and the Strategic Countryside Gap located between Barlby and Osgodby.



Additional Sites Consultation

OSGB-N

Land south of Hull Road

Total Site Area: 2.34 hectares



This site is a preferred allocation for education development

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide a special needs school and associated infrastructure.
2. Provide access to the site from Hull Road and provide a crossing point in the near vicinity across Hull Road.
3. Provide a screening of hedgerows and trees on the southern boundary of the site.

Explanation

- 5.4** This site is a preferred allocation for a special needs free school. Access to the school should be taken from Hull Road on the northern boundary of the site, a crossing point on this road should also be provided in the near vicinity so that parents and children can safely cross it. A screening of hedgerows and trees should be provided on the southern boundary of the site to soften the developments impact on the surrounding landscape.

Additional Sites Consultation

Reason for Allocation

- 5.5** This site is needed for a special needs school, which is to be provided as a Free School by North Yorkshire County Council. The site occupies a position that is centrally located in the village, has good access from the main road and is in a low risk flood zone 1 area.

Question 5

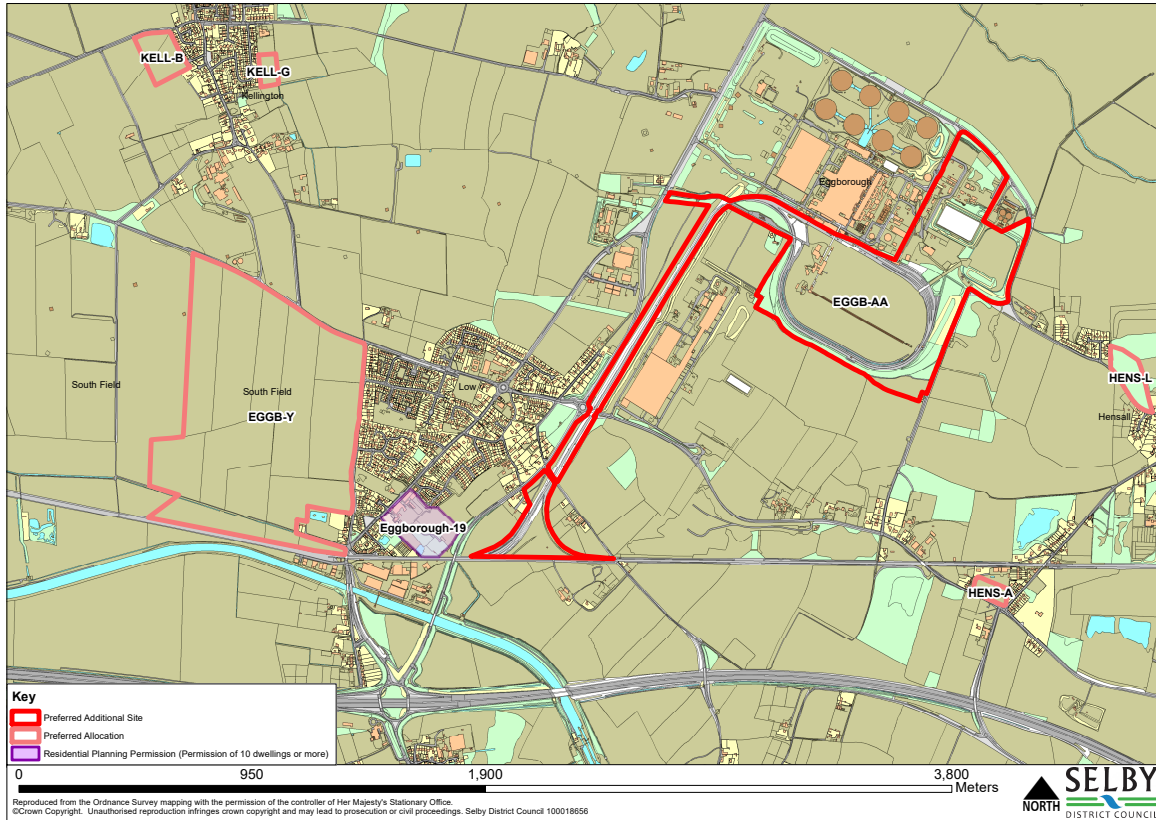
Do you agree with the proposed allocation of site OSGB-N for education development? If not, please give the reason for your answer and explain how you would like to see it changed.

Additional Sites Consultation

6 Eggborough & Whitley

- 6.1** Eggborough & Whitley are two settlements which are combined as a Tier 1 village in the preferred settlement hierarchy. These villages are located approximately 6 miles to the south of Selby on the A19, the two villages share several services but they are physically split by the M62 and the Aire and Calder Navigation Canal. Eggborough & Whitley have a combined population of 3,329 (2019 ONS) and they are well-served by local facilities, sixteen different services are provided, which include a primary school, healthcare facility, two local convenience stores and a village hall/ meeting room.
- 6.2** The villages have good transport links being located on both the A19 and M62. Whitley Bridge railway station is located immediately to the south of the village, but trains that stop are infrequent. Eggborough & Whitley are within the proposed M62 Energy Corridor, which is an area identified for future growth by the Local Enterprise Partnership. Located within close proximity to Eggborough Village are the strategic employment sites of Eggborough Power Station and the former Kellingley Konnect employment park.
- 6.3** Whitley is a long and open linear village located to the south of the M62, whilst Eggborough, which is located to the north of the M62, has a much more compact form of existing development. Modern residential development characterises both villages with the buildings showing unity of style and colour. The landscape in this part of the District is open and not subject to significant changes in elevation. Eggborough Power Station and its associated infrastructure of railways and powerlines dominates the landscape and is situated to the north east of Eggborough.
- 6.4** The major factors affecting the selection of sites for allocation in Eggborough and Whitley include: the Aire and Calder Navigation; the proximity to the former Eggborough power station and associated infrastructure such as railway lines and power lines; the scheduled monument (Whitley Thorpe moated Templar grange) located to the south west of Whitley; the Green Belt to the south of Eggborough and surrounding the settlement of Whitley; and the Strategic Countryside Gap between Kellington and Eggborough.

Additional Sites Consultation

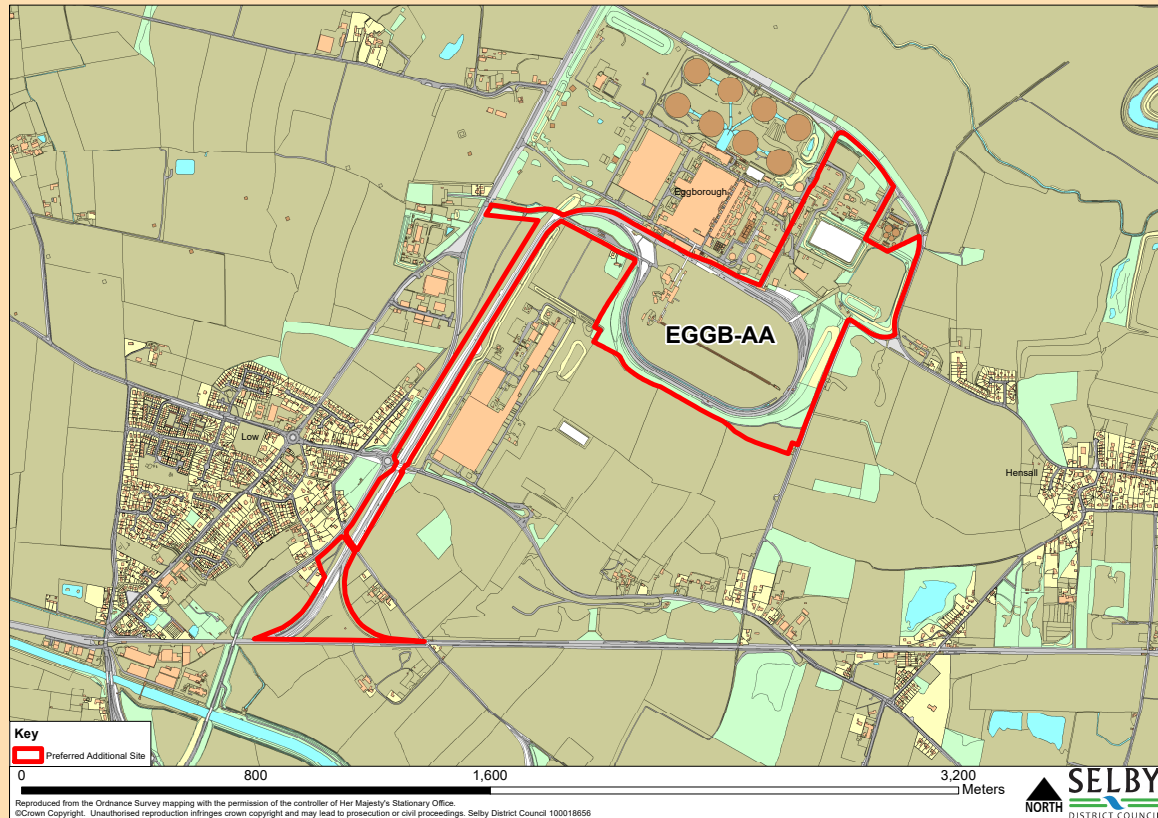


Additional Sites Consultation

EGGB-AA

Land at Eggborough Power Station

Total Site Area: 70.81 hectares



This site is a preferred allocation for employment development

Indicative capacity: 70.81 hectares.

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Propose a re-use for employment which utilises the opportunity arising from the existing rail infrastructure which exists at the site;
2. Address any on-site contamination before development commences;
3. Utilize the existing vehicular accesses from Wand Lane, Hazel Old Lane and Tranmore Lane;
4. Enhance walking and cycling accessibility between the site and the villages of Eggborough and Hensall;
5. Retain all the mature trees and hedgerows on the edges of the site.

Additional Sites Consultation

Explanation

- 6.5** The site is a preferred allocation for employment uses. The site has rail infrastructure relating to its former role as a coal depot that was used to fuel the former power station. This is recognised as being a unique asset to the District and any redevelopment of the site should utilise this existing infrastructure which provides the opportunity to access local and national markets via the rail network.
- 6.6** The existing accesses into the site from Wand Lane, Hazel Old Lane and Tranmore Lane must be utilized and if necessary upgraded to accommodate the traffic associated with a large scale employment site. There must also be enhanced walking and cycling accessibility between the site, the village of Eggborough to the west and the village of Hensall to the east. These could additions to the existing accesses mentioned above or separate routes, with the aim being to encourage non vehicular means of commuting between the employers on site and the workforce.
- 6.7** Due to the site's history as a coal storage depot, ground investigations and remediation (if required) would need to be undertaken prior to the commencement of any development of the site. The existing mature vegetation on the edges of the site must be retained in order to screen the development from the surrounding landscape.

Reason for Allocation

- 6.8** This site represents an opportunity to deliver the redevelopment of a key brownfield site with regionally significant rail freight infrastructure, close to the settlements of Eggborough and Hensall and also significant areas of existing employment land to the west and south of the site and to the north of the site, with the recently approved permission for employment uses. It is considered that there are significant benefits in bringing the site back into employment use that can make use of the existing rail connections and foster the movement of goods by more sustainable means. The redevelopment of the site for rail-related purposes would meet Government objectives to increase the role of rail in the movement of freight to support wider environmental objectives.
- 6.9** The site also benefits from several existing road accesses and an existing screening of mature trees and hedgerows which encircle the site and which will effectively screen it from the surrounding landscape.

Question 6

Do you agree with the proposed allocation of site EGGB-AA for employment development? If not, please give the reason for your answer and explain how you would like to see it changed.

Additional Sites Consultation

7 North Duffield

- 7.1** North Duffield is a Tier 2 village in the preferred settlement hierarchy and is located approximately 5.5 miles north east of Selby. North Duffield has a population of 1,374 (2019 ONS). Its community services include a primary school, a healthcare facility, a convenience store and two village halls/ meeting rooms. The village is well served by public transport, two bus route pass through North Duffield, both run Monday to Friday, with up to 5 journeys per day.
- 7.2** North Duffield is a compact, nucleated village which is situated in flat and low-lying countryside mainly in agricultural use. The village originally developed around the village green and duck pond at a junction on the Selby to Market Weighton road with a road to Skipwith and York. In the eighteenth century new sections of the Selby to Market Weighton road were built to the south to by-pass the tight village bends and lead directly to a new River Derwent bridge crossing a mile to the east. This road, now the A163, forms the southern edge of the village and remains an important crossing point on the River Derwent.
- 7.3** Recent housing development has extended the village with cul-de-sac estates along the northern side of the A163. Various “snickets” or pedestrian routes linking the various parts of the village are a key feature of the village.
- 7.4** The major factors affecting the selection of sites for allocation in North Duffield include: Flood Zone 3 which partially affects to the south west; various International and National Designations including a Special Area of Conservation, a National Nature Reserve, a Special Protection Area, which are focussed around the Lower Derwent Valley to the east and the Skipwith Common to the west.



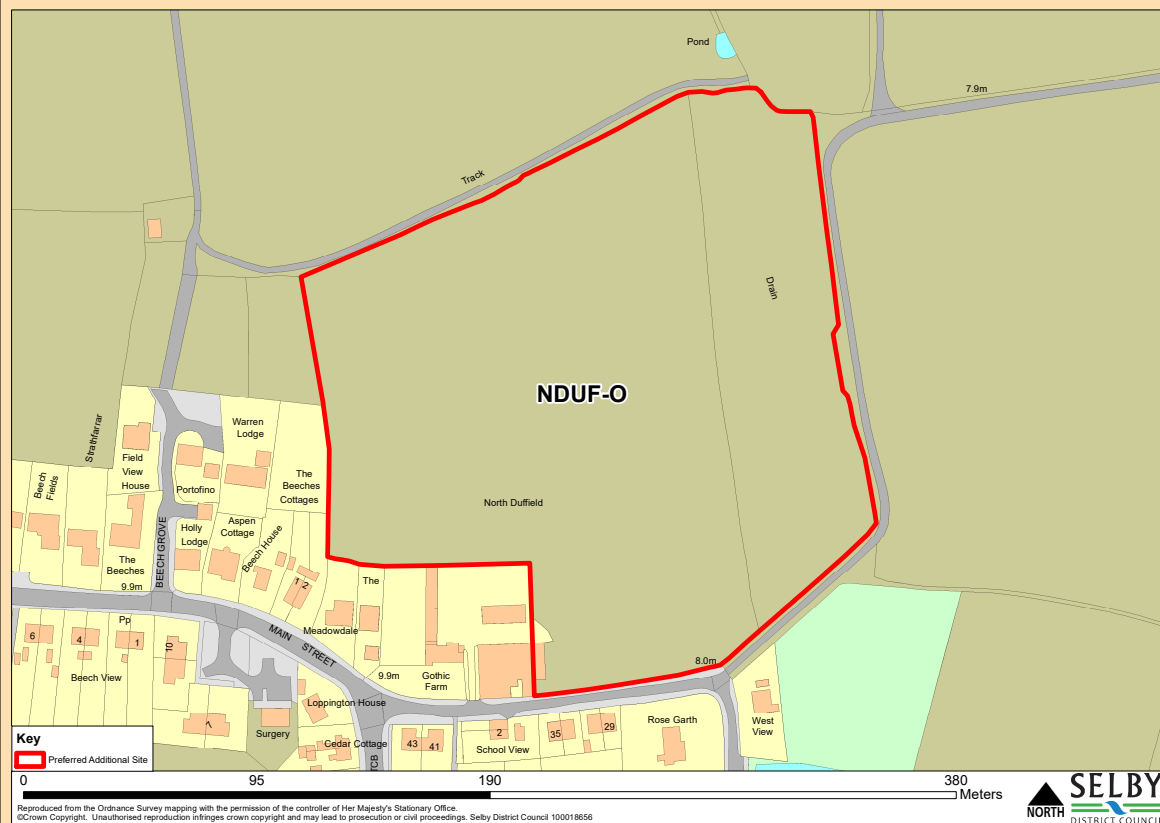
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Additional Sites Consultation

NDUF-O

Land north of Gothic Farm, Back Lane

Total Site Area: 3.96 hectares



This site is a preferred allocation for residential development

Indicative dwelling capacity: up to 101 dwellings.

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide affordable dwellings on site, the percentage of which is to be determined by a viability study, in accordance with the criteria set out in policy HG4 of the Preferred Options Local Plan.
2. Provide vehicular access from an upgraded Back Lane on the southern boundary of the site.
3. Provide a screening of hedgerows and trees on the northern and eastern boundaries of the site.

Explanation

- 7.5** The site is a preferred allocation for residential use and has the capacity to accommodate up to 101 new dwellings. Access to the site should be taken from Back Lane which is located on the site's southern boundary. Back Lane will need to be widened from the point of access to the site to where it joins Main Street to the west, in order to accommodate the number of dwellings proposed on the site.

Additional Sites Consultation

- 7.6** The site will need a vegetation screen adding on its northern and eastern edges in order to reduce its impact on the surrounding landscape.

Reason for Allocation

- 7.7** This is a site that relates well to the existing built form of the village, including the established building lines in the eastern and northern edges of the village.
- 7.8** The site also has an existing access, it is located closely to the main services in the village, is in a low risk flood zone 1 area and has no other major constraints to development.

Question 7

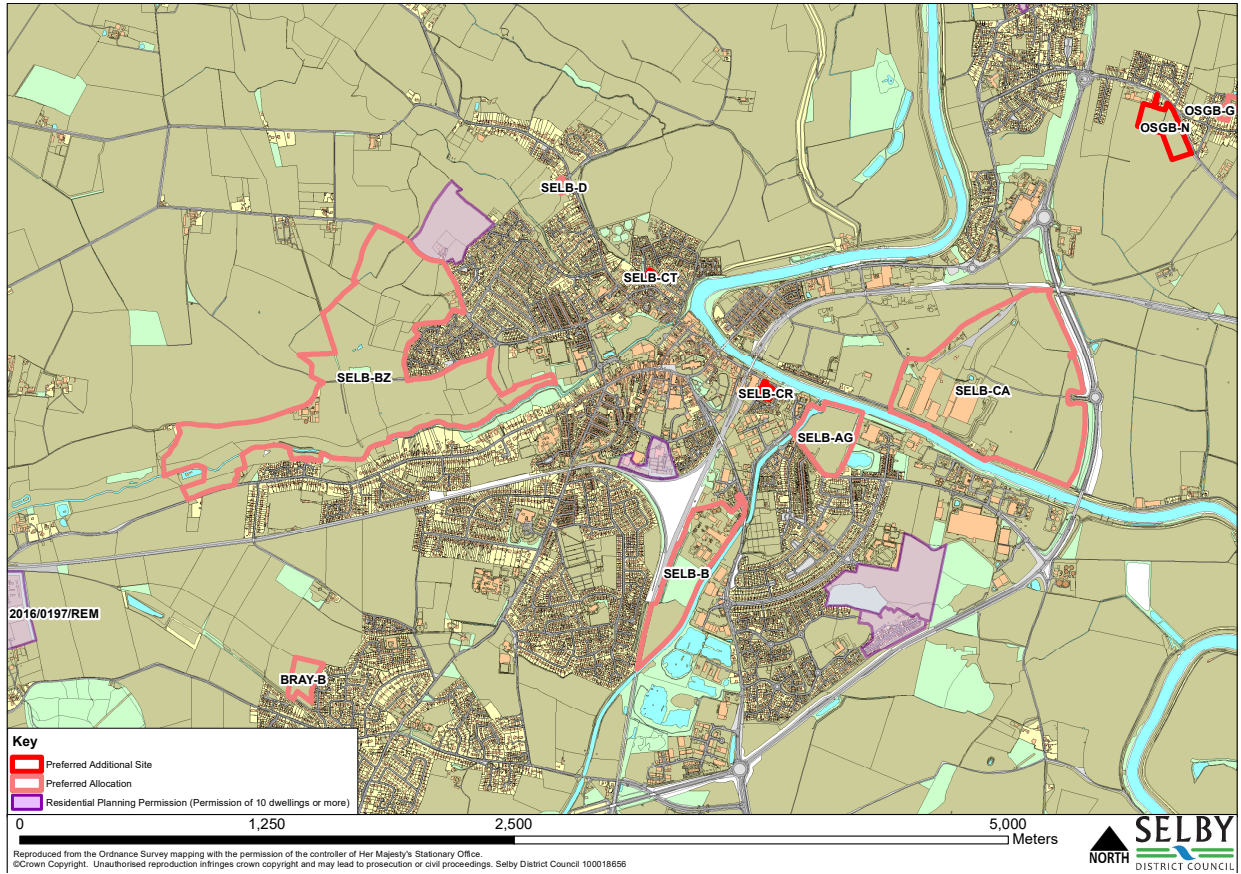
Do you agree with the proposed allocation of site NDUF-O for residential development? If not, please give the reason for your answer and explain how you would like to see it changed.

Additional Sites Consultation

8 Selby

- 8.1** Selby Town is the largest town in the District with a population of 17,299 (2019 ONS) and is the main shopping centre, focus for housing, employment and local facilities. It is therefore placed at the top of the preferred settlement hierarchy and strategically where the largest portion of new development should be focused. The draft Policies Map identifies a 'Selby Urban Area', where this development will take place. This includes the parish of Selby Town, as well as the southern part of the Barlby with Osgodby parish, up to the Greencore Factory on Barlby Road, it also includes a part Brayton parish along Foxhill Lane and Doncaster Road. In the Selby Urban Area, it is required by the Spatial Strategy to identify sufficient deliverable and developable sites to accommodate a minimum of 2,532 new dwellings.
- 8.2** There are several major factors affecting the selection of sites for allocation in Selby, these include the two areas designated as Strategic Countryside Gaps that separate the Selby Urban Area from the village of Brayton to the southwest and the villages of Barlby and Osgodby to the northeast. Development which reduces the open nature of these gaps has been avoided. The Council, wherever possible, has sought to prioritise the development of brownfield land. There are several significant brownfield sites within the Selby urban area and issues regarding availability and viability have been carefully considered in selecting the preferred sites for allocation.
- 8.3** Flooding is a significant issue in the town of Selby, much of the town lies in Flood Zone 2 and 3, so development sites have been chosen with regard to minimising the risk from flooding and land uses within allocated sites have been distributed as to also minimise the level of flood risk. The protection and enhancement of open space, natural and historic assets such as the Selby Abbey has also informed the approach to site selection.

Additional Sites Consultation



Additional Sites Consultation

SELB-CR

Former Ousegate, Maltings

Total Site Area: 0.41 hectares



This site is a preferred allocation for residential development

Indicative dwelling capacity: up to 14 dwellings.

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide affordable dwellings on site, the percentage of which is to be determined by a viability study, in accordance with the criteria set out in policy HG4 of the Preferred Options Local Plan.
2. Provide access to the site from Ousegate.
3. Preserve and enhance the character and setting of the Selby Town conservation area, as well as any nearby listed buildings.
4. Convert the Old Maltings building into residential use.

Explanation

- 8.4** The site is a preferred allocation for residential use and has the capacity to accommodate up to 14 new dwellings and possibly more with the conversion of the Maltings building, which provides the opportunity to build a higher density apartment development. Access to the site should be taken from Ousegate, which is located on the site's northern boundary.

Additional Sites Consultation

- 8.5** The site is situated in the Selby Town conservation area, the development of it should preserve and enhance the character of the conservation area, as well as any nearby listed buildings, such as the Railway Goods Shed and The Jolly Sailor Inn.
- 8.6** There is an opportunity to convert the Old Maltings building into residential apartments, doing so would enhance the character of this part of the conservation area.

Reason for Allocation

- 8.7** The development of this site enables the regeneration of a brownfield site which features old warehouse buildings that have fallen into disrepair, in particular there is an opportunity to convert the old Maltings building. The 2020 Selby Town Conservation Area Appraisal stated that it is highly desirable that it is converted rather than demolished, due to its uniqueness in Selby, its historic and spatial relationship with the Grade II listed Railway Station and its substantial contribution to the character and appearance of the Selby Town Conservation Area and Ousegate in particular.
- 8.8** Two large former malthouses are shown on the 1888 Ordnance Survey map of Selby and represent a rare industrial survival although only one of these buildings survives today and it is in a challenging condition. The surviving malthouse was originally listed because of its historic and architectural quality but de-listed in 2004 due to its deterioration. Despite this, the surviving building makes an extremely positive contribution to the Selby Town Conservation Area and the setting of various designated and non-designated heritage assets in the Ousegate Road area, in particular the Grade II listed railway station with which the malthouses had a functional, spatial and historic relationship with.
- 8.9** The site is located in the heart of Selby and has excellent access to services and infrastructure. The NPPF requires that land is identified on small sites (i.e. those under 1ha) to accommodate at least 10% of housing requirements and this site is able to contribute to this requirement.
- 8.10** The site is predominantly situated in flood zones 2 and 3, but the site is previously developed land and there are no other brownfield sites on land located in lower flood risk areas in the Principal Town of Selby, so it passes the sequential test.

Question 8

Do you agree with the proposed allocation of site SELB-CR for residential development? If not, please give the reason for your answer and explain how you would like to see it changed.

Additional Sites Consultation

SELB-CT

Land south of Coupland Mews

Total Site Area: 0.17 hectares



This site is a preferred allocation for residential development

Indicative dwelling capacity: up to 6 dwellings.

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide affordable dwellings on site, the percentage of which is to be determined by a viability study, in accordance with the criteria set out in policy HG4 of the Preferred Options Local Plan.
2. Provide access from Coupland Mews.
3. Provide a hard screening of sound attenuation fencing on the south-eastern edge of the site.

Explanation

- 8.11** The site is a preferred allocation for residential use and has the capacity to accommodate up to 6 new dwellings. A higher density could be achieved if the site was developed for flats, providing that such a development would not negatively impact on the amenity of nearby residents. Access should be achieved from Coupland Mews on the northern boundary of the site.

Additional Sites Consultation

- 8.12** A hard screening of sound attenuation fencing should be provided on the south-eastern boundary of the site, in order to preserve the amenity of potential residents from the nearby employment uses on Holmes Lane.

Reason for Allocation

- 8.13** The development of this site enables the regeneration of a brownfield site in the heart of Selby which has excellent access to services and infrastructure.
- 8.14** The NPPF requires that land is identified on small sites (i.e. those under 1ha) to accommodate at least 10% of housing requirements and this site is able to contribute to this requirement.
- 8.15** The site is predominantly situated in flood zone 3, but the site is previously developed land and there are no other previously developed sites on land located in lower flood risk areas in the Principal Town of Selby, so it passes the flood risk sequential test.

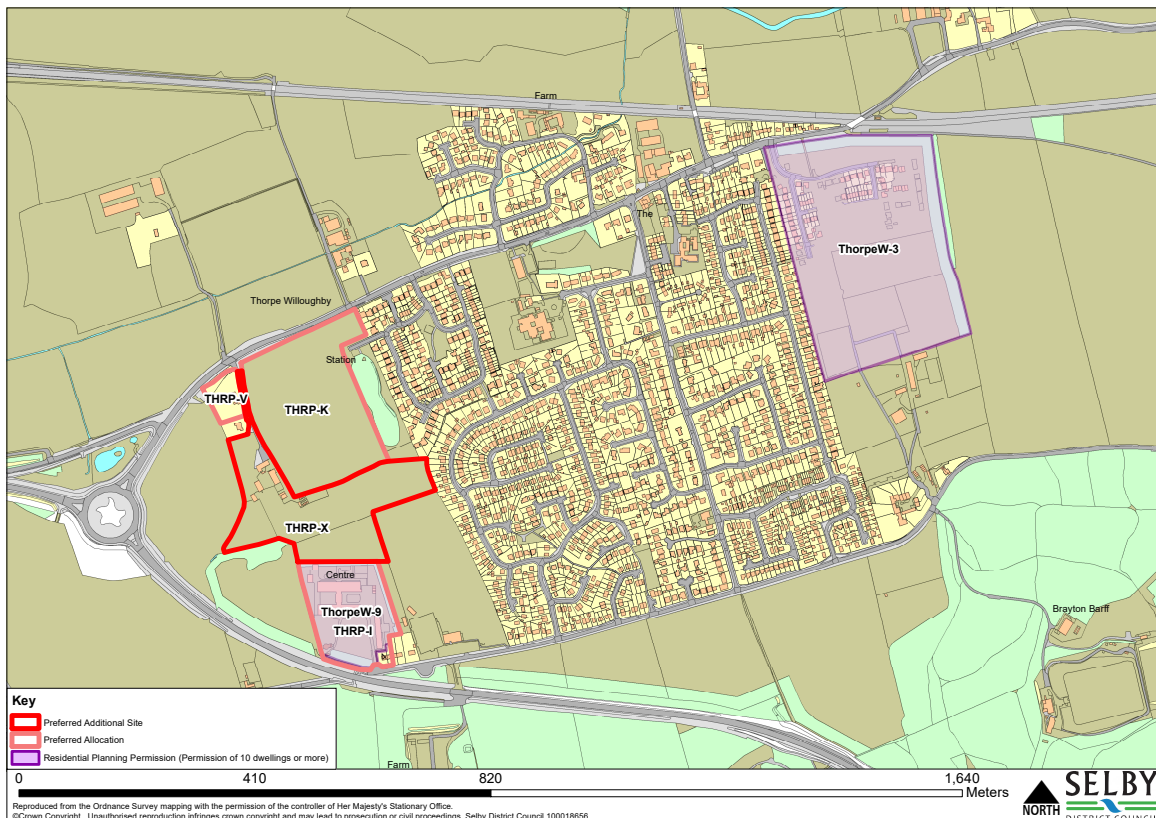
Question 9

Do you agree with the proposed allocation of site SELB-CT for residential development? If not, please give the reason for your answer and explain how you would like to see it changed.

Additional Sites Consultation

9 Thorpe Willoughby

- 9.1** Thorpe Willoughby is a Tier 1 Village located approximately 3 miles to the west of Selby. Thorpe Willoughby has a population of approximately 3,176 (2019 ONS). The village is well-served by local facilities, which include a primary school, healthcare facility, two convenience stores, and a village hall/ meeting room. The village is well served by public transport. Two bus routes to Selby and Leeds pass through Thorpe Willoughby, which run from Monday to Saturday and have up to 17 journeys per day.
- 9.2** The village is situated south of the Selby to Leeds railway and north of the A63 bypass, it is connected to Selby in the east and the A63 bypass to the west by Leeds Road. The village is close proximity to the hills of Hambleton Hough in the southwest and Brayton Barff to the south-east, these are protected landmarks in an otherwise flat landscape. The houses in the village are mostly modern estate developments with a cluster of services including a pub, a park and a few shops comprising a small village centre at the northern end of Fox Lane. Thorpe Willoughby currently has straight and abrupt built edges, especially along Leeds Road and Barff Lane. Buildings in the village are relatively uniform and suburban in character and style. The variations of buildings present reflecting the various late 20th-century estate development styles.
- 9.3** The major factors affecting the selection of sites for allocation in Thorpe Willoughby include an area of flood zone 2 and 3 to the north of the village and Brayton Barff Ancient Woodland and Locally Important Landscape Area to the south east; various Grade II listed buildings, the railway line to the north and the A63 to the south.



Additional Sites Consultation

THRP-X (within Hambleton Parish)

Land south of Leeds Road / north of Field Lane

Total Site Area: 4.36 hectares



This site is a preferred allocation for residential development

Indicative dwelling capacity: up to 111 dwellings.

In addition to satisfying the requirements of relevant planning policies, development proposals on the site will be required to:

1. Provide affordable dwellings on site, the percentage of which is to be determined by a viability study, in accordance with the criteria set out in policy HG4 of the Preferred Options Local Plan.
2. Provide a main access to the south via Field Lane through the adjacent site and provide an emergency access to the north via Leeds Road.
3. Ensure a walking and cycling network is provided, which contains northward and southward links to the other preferred allocations in the area.
4. Provide a vegetation screening on the western edge of the site and retain mature trees and hedgerows within the site wherever possible.

Explanation

- 9.4** This site, which is situated on the edge of the built area of Thorpe Willoughby but is located in Hambleton Parish, is allocated for a residential development of up to 111 dwellings.

Additional Sites Consultation

- 9.5** Main vehicular access can be achieved from the south of the site through the abandoned Pig Breeding Centre, which has an extant planning permission for housing (2018/0134/REMM), the permission would need a minor alteration to its layout in order to provide an access. Emergency access can also be provided from the north of the site to Leeds Road, past the properties of Outwood and Swallowvale. Development on this site must ensure a walking and cycling network is provided, which must provide links to the other preferred allocations in the area, with northward connections to THRP-V, THRP-K and southward connections to THRP-I.
- 9.6** The site will need a vegetation screen adding on its western edge in order to reduce its impact on the surrounding landscape. The site already has mature trees and hedges within it and these should be retained wherever possible.

Reason for Allocation

- 9.7** The development of this site would dovetail with the preferred sites of THRP-V and THRP-K on its northern edge and THRP-I on its southern edge, this would provide a strong new built edge for the village of Thorpe Willoughby on its western approach.
- 9.8** The site has no major constraints and is in a low risk flood zone 1 area. Access can be achieved from the south of the site, albeit with a minor alteration to an extant planning permission.

Question 10

Do you agree with the proposed allocation of site THRP-X for residential development? If not, please give the reason for your answer and explain how you would like to see it changed.

Additional Sites Consultation

10 Rejected Additional Sites

- 10.1** The 37 sites listed below have been rejected at this stage due, for example because of their potential environmental impact, policy constraints (such as their current designation as Green Belt and Strategic Countryside Gaps) or are considered likely to have a harmful impact on the character of the settlement. The reasons why these sites have been rejected at this stage are set out in detail in the [Site Assessment Database](#).
- 10.2** However we recognise that some of these sites may be considered more favourably by local communities for a variety of reasons and therefore we are keen to hear your views on any of these sites and whether you consider that any should be considered for allocation in addition to or instead of the preferred additional sites and your reasons for this.

Question 11

Do you consider any of the sites below to be suitable alternative sites for allocation? If yes please specify the site reference number and your reasons for this.

Proposed Use

New Local Plan Reference	Settlement	Site Location	Proposed Use	Reason for Rejection
BIGG-H	Biggin	Oxmoor Lane	Residential	Failed initial sift as the site is remote from a settlement receiving planned growth in the Spatial Strategy. Site at risk of flooding - fails sequential test as other sites in lower flood risk areas are available.
BPER-E	Bolton Percy	Land West of Oliver House, Church Lane	Mixed Use (Residential/Open space / Community Use/Greenspace Leisure/ Other)	Failed initial sift as the site is remote from a settlement receiving planned growth in the Spatial Strategy

Additional Sites Consultation

New Local Plan Reference	Settlement	Site Location	Proposed Use	Reason for Rejection
BPER-F	Bolton Percy	Land East of Glebe Farm, Low Farm Road	Residential	Failed initial sift as the site is remote from a settlement receiving planned growth in the Spatial Strategy
BSAL-H	Burton Salmon	Poole Lane	Residential	Failed initial sift as the site is remote from a settlement receiving planned growth in the Spatial Strategy
BYRM-J	Byram	Land to the South of Sutton Lane	Residential	Failed initial sift as the site is remote from a settlement receiving planned growth in the Spatial Strategy
CAMB-E	Camblesforth	1 Grange Farm Cottages, Brigg Lane	Residential	Failed initial sift as the site is under 0.17ha in size (residential). Site at risk of flooding - fails sequential test as other sites in lower flood risk areas are available.
CAMB-F	Camblesforth	Oakwood, Selby Road	Residential	Failed initial sift as the site is remote from a settlement receiving planned growth in the Spatial Strategy. Site at risk of flooding - fails sequential test as other sites in

Additional Sites Consultation

New Local Plan Reference	Settlement	Site Location	Proposed Use	Reason for Rejection
				lower flood risk areas are available.
CAWD-K	Cawood	Rear of Wolsey Avenue	Residential	3 quarters of site in flood zone 1. Access cannot be achieved without ransom strip.
CFEN-W	Church Fenton	Land south of Brackenhill Lane	Residential	Site at risk of flooding - fails sequential test as other sites in lower flood risk areas are available - check modelling work
CFEN-X	Church Fenton	Land west of Broad Lane	Residential	Site at risk of flooding - fails sequential test as other sites in lower flood risk areas are available
CFEN-Y	Church Fenton	Ambleside Main Street	Residential	Failed initial sift as the site is under 0.17ha in size (residential). Site at risk of flooding - fails sequential test as other sites in lower flood risk areas are available.
EGGB-S	Eggborough	Land north of Weeland Road	Residential	The development of this site would protrude well beyond the building line north of Eggborough into the open countryside.

Additional Sites Consultation

New Local Plan Reference	Settlement	Site Location	Proposed Use	Reason for Rejection
EGGB-AB	Eggborough	Former ARBRE Power Station, Selby Road	Employment	Exists as an employment site already, therefore this site can be designated as an existing employment area rather than as a new allocation.
FAIR-O	Fairburn	Land east of Rawfield Land	Energy storage and management facility	This is a development in the Greenbelt and its development needs to be justified through exceptional circumstances.
HECK-F	Great Heck	Pollington	Employment	This new-settlement scale site is not supported by the adjacent East Riding Council, which incorporates the majority of this site, including the access point on the M62.
HEMB-AE	Hemingbrough	Land adjoining Hemingbrough Hall, School Road	Residential	Development would be disconnected from the rest of the settlement and have a poor relationship to the existing built development in this part of Hemingbrough, which mostly consist of

Additional Sites Consultation

New Local Plan Reference	Settlement	Site Location	Proposed Use	Reason for Rejection
				frontage development. Constructing the access road would involve the removal of many mature trees.
HENS-S	Hensall	Land adjacent to the south and east of the conifers	Residential	Failed initial sift as the site is under 0.17ha in size (residential)
HENS-T	Hensall	Land northwest of St Paul's Church	Residential	No major constraints. Opposite side of an A road to the rest of the settlement, poor relationship to the main built form of the village. Impact on listed buildings.
HENS-U	Hensall	Land south of Weeland Road	Residential	No major constraints. Opposite side of an A road to the rest of the settlement, poor relationship to the main built form of the village. Impact on listed buildings.
HENS-V	Hensall	Land west of Church Lane	Residential	Site is remote from a settlement receiving planned growth in the Spatial Strategy. Adverse effect on the adjacent school playing field.

Additional Sites Consultation

New Local Plan Reference	Settlement	Site Location	Proposed Use	Reason for Rejection
HILL-K	Hillam	Land off Hillam Lane/Beterras Hill Road	Residential	Site is located in the greenbelt. No exceptional circumstances justified.
MFRY-Q	Monk Fryston	Bumble Barn, Green Lane	Employment/ Residential	Site is remote from a settlement receiving planned growth in the Spatial Strategy. Greenbelt.
MFRY-R	Monk Fryston	Catnaps, Green Lane	Employment/ Residential	Site is remote from a settlement receiving planned growth in the Spatial Strategy. Greenbelt.
MFRY-S	Monk Fryston	Oakwood Cottage, Green Lane	Employment/ Residential	Site is remote from a settlement receiving planned growth in the Spatial Strategy. Greenbelt.
MFRY-T	Monk Fryston	122 Main Street	Residential	Site is situated in an Historic Park and Garden. Development here would break the building line north of the village.
OSGB-L	Osgodby	Land south of Hull Road	Residential	Negative impact on the openness and setting of the Strategic Countryside Gap (SCG).
RICC-K	Riccall	Land South East of York Road	Employment/ Residential	Site is remote from a settlement receiving planned growth in the

Additional Sites Consultation

New Local Plan Reference	Settlement	Site Location	Proposed Use	Reason for Rejection
				Spatial Strategy. Flood risk - sequentially other sites available.
SELB-CS	Selby	Land adjoining 64 Wistow Road	Residential	Greenfield site in floodzone 3 - fails sequential test as other sites in lower flood risk areas are available
SELB-CQ	Selby	Former Selby Shipyard and adjoining land comprising a pond	Residential	The development of this site proposes to keep the employment areas intact and develop the pond in the south of the site. This would compromise the natural asset of the pond.
SELB-CU	Selby	Land East of Staynor Hall	Residential	The development of this site will have a negative impact on a SINC, although its status is being reviewed. Tenuous relationship with existing built form. Noise concerns from adjacent factories.
SHER-BE	Sherburn in Elmet	Land to the south of Church Meadow	Residential	Development of this site would result in the piecemeal development of the safeguarded

Additional Sites Consultation

New Local Plan Reference	Settlement	Site Location	Proposed Use	Reason for Rejection
				land to the west of Sherburn and may compromise the development of the remainder of the safeguarded land in future local plan reviews.
STIL-E	Stillingfleet	Land between The Green and Cawood Road	Residential	Failed initial sift as the site is remote from a settlement receiving planned growth in the Spatial Strategy
STIL-F	Stillingfleet	Land at Ivy cottage, The Green	Residential	Failed initial sift as the site is remote from a settlement receiving planned growth in the Spatial Strategy
TADC-AL	Tadcaster	Land at Bramham Crossroads	Electric Vehicle Charging Hub	Site is located in the greenbelt. No exceptional circumstances justified.
ULLE-H	Ulleskelf	Land at New Road	Residential	Site at risk of flooding - fails sequential test as other sites in lower flood risk areas are available
WOMR-A	Womersley	South of Bank Wood Road	Residential	Failed initial sift as the site is remote from a settlement receiving planned growth in the Spatial Strategy

Additional Sites Consultation

New Local Plan Reference	Settlement	Site Location	Proposed Use	Reason for Rejection
WOMR-D	Womersley	Land at Manor Farm	Residential	Failed initial sift as the site is remote from a settlement receiving planned growth in the Spatial Strategy

Table 10.1



The Additional Sites document is available to view online at:

<https://www.selby.gov.uk/new-local-plan>

For further information call 01757 292034 or email

localplan@selby.gov.uk