



Selby District Local Plan

Authority Monitoring Report

For Monitoring Period 1st April 2015 to 31st March 2017

September 2017

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Executive Summary

- 1.1 This Authority Monitoring Report (AMR) monitors the period 1 April 2015 – 31 March 2017, using the indicators set out in the Selby District Core Strategy Local Plan (Figure 13 – Core Strategy Performance Indicators), adopted on 22 October 2013. Further details can be found online at: <http://www.selby.gov.uk/adopted-core-strategy>
- 1.2 This AMR covers the two monitoring years 2015/16 and 2016/17 as an AMR was not produced in 2016.
- 1.3 This report covers a range of topic areas to provide a picture of the social, environmental and economic geography of Selby District.

Summary

- 1.4 The following sections provide a summary of the key findings of this report.

Spatial Development Strategy

Good progress is being made in supplying enough homes for the District with 561 net completions in 2016/17. The new dwellings are being well spread around the District with large developments in the majority of the biggest towns and villages.

Creating Sustainable Communities

There have been a large number of affordable houses completed in the District, although this is below the overall target of up to 40%. The housing mix is also not quite in line with the target with more Intermediate housing completed than Social Rented and more 4+ bed houses built than 2 and 3 bed homes, however this reflects local need.

Promoting Economic Prosperity

There has been a large amount of employment use floorspace granted in 2015-17, as well as an increase in employment in the District. There has also been a number of new recreation, leisure and tourism permissions granted.

Improving the Quality of Life

There has been an increase in private car reliance but also an increase in more sustainable transport methods.

There has also been an increase in the number of Listed Buildings since 2014/15, and an overall reduction of two heritage assets at risk.

Neighbourhood Plans

Progress has been made with the Appleton Roebuck & Acaster Selby Neighbourhood Plan proceeding to referendum. Three more neighbourhood areas have also been designated across the District.

Community Infrastructure Levy

The Council began charging CIL in January 2016 and had received £96,795.95 by the end of the 2016/17 financial year.

Summary of Indicators

1.5 The following tables provide a summary for each of the Core Strategy indicators



Achieving the indicator target.



Little or no change from previous year is neither comfortably achieving, nor achieving poorly.



Targets are not being met and improvement is required.

N/A

No update is available where the indicator has not been monitored.

Indicator Number	Indicator	Status	Notes
1	Proportion of new development in Selby, Sherburn In Elmet and Tadcaster		65% of development within the 3 towns in 16/17, close to the target of 69%
2	Proportion on previously developed land		23% of housing completions since 2013 were on brownfield sites with 9% on brownfield in 16/17 and 10% in 15/16
3	Scale and Type of new development in Green Belt	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
4	Overall completions		561 net completions in 16/17 and 496 in 15/16. Above the 450 minimum net target
5	Amount of new development completed by location		Selby, Sherburn in Elmet and the Designated Service Villages have made good progress on reaching their minimum targets.
6	Modal split of those accessing the Olympia Park site	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
7	Number of dwellings with planning permission		4,705 planning permission in the District as of 31 st March 2017. The Council has a 5.4 year supply of deliverable housing
8	Amount of new development approved by location		A large amount of permissions have been granted in Selby, Sherburn in Elmet and the Designated Service Villages, though Tadcaster has not seen many permissions
9	Completed new dwellings by number of bedrooms and dwelling type		57% of completions were 2 and 3 bed dwellings in 2016/17 against a target of 80%. 56% in 2015/16
10	Level of affordable housing approved and completed		14% of total completions were affordable in 16/17 against a target of 40% 17% in 2015/16
11	Proportion of affordable homes by tenure		59% Social Rented and 30% Intermediate housing mix in 2016/17 against a target of 21% intermediate and 79% Social Rented
12	Range of dwelling types	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
13	Committed sums collected and spent on affordable homes	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
14	No. of dwellings in 100% affordable housing schemes or Rural Exception Sites with permission/completed		no approvals or completions on rural exception sites

15	No. of pitches with permission/completed for Gypsies & Travellers	✓	One pitch allowed on appeal and two temporary permissions given consent in 2015-17
16	No. of new 'quarters' with permission/completed for Travelling Showpersons	✓	There is no need for travelling showpeople plots in the district.
17	Access to community services / facilities including health care and ROS / green infrastructure within Parishes	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
18	Commuted sums collected for and spent to provide ROS and other community facilities	✓	£2,319,518.69 contributions collected in 16/17 and £960,482.95 of contributions spent in 16/17
19	No. of Travel Plans secured through the planning process	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
20	Supply of land developed for employment by use class and location	✓	There has been a net gain of 5.2 hectares business floorspace in 2015-17 and an overall increase of 117 hectares since 2013 against a target of 37-52 hectares
21	Net losses and gains of employment floor space on existing employment sites / SDLP allocations	✓	Net gains in employment floorspace
22	Additional recreation and leisure uses	✓	Two permissions in 2015-17 for new recreation and leisure totalling 11.5 hectares
23	Achieve growth in number of jobs within District	✓	4.1% rise in employment rate and 2.5% decrease in unemployment since 2013
24	New recreation and tourism activity in rural areas	✓	Six permissions in 2015-17 for new recreation and tourism totalling 0.93 hectares
25	Results of the SHMA	N/A	SHMA is published as required to support plan making
26	Permissions/completions of floor space for town centre uses	✗	313m ² loss in retail floors pace
27	Town centre health checks	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
28	Parish services survey	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
29	Gains and losses in service and facilities in villages	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
30	Reducing travel by private car	✗	Journeys by private cars have increase by 6.1% and all motor vehicle journeys have increased by 10.7% since 2013
31	Increasing walking cycling and use of public transport	✓	Journeys by buses and bicycles have increased slightly since 2013
32	Permission granted contrary to outstanding environment. Agency flood risk objection	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
33	% of development incorporating SuDS	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
34	% of residential and non-residential schemes meeting minimum requirement for renewable energy sources	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
35	No. of strategic development sites and other designated allocations using the following technologies for the majority of their needs: <ul style="list-style-type: none"> • local biomass • energy from waste • combined heat and 	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development

	<ul style="list-style-type: none"> power schemes, and community heating projects 		
36	No. of houses built to 'Code for Sustainable Homes' standards	N/A	The 'Code for Sustainable Homes' standard has become outdated following government reviews of technical housing standards and will not be monitored in future AMRs
37	No. of non-residential developments built to BREEAM standards	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
38	Permitted stand-alone renewable schemes (MW) that are installed and grid connected	✓	1MW of schemes granted in 2015-17. 340MW of approved renewable energy schemes against a target of 32MW since 2011
39	Permitted 'micro-generation' schemes – not grid connected	N/A	No data available for 2015/16 or 2016/17. Changes to Permitted Development relating to small scale energy generation schemes will make this indicator difficult to measure
40	Safeguarding protected historic and natural sites	✓	Increase of 4 Listed Buildings since 14/15. No change in SINC list
41	Amount of Green Infrastructure	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
42	Numbers of heritage assets and assets at risk	✓	Reduction of 2 archaeological assets at risk
43	Supporting the creation and restoration of habitats	N/A	No data available for 2015/16 or 2016/17. Indicator requires further development
44	No. of homes built to nationally recognised design benchmarks	N/A	No data available for 2015/16 or 2016/17. The feasibility of introducing this indicator is under review

2 Introduction

- 2.1 Monitoring has an essential role in policy development. The requirement to publish an Annual Monitoring Report was set out in the Planning and Compulsory Purchase Act 2004 in order to outline the implementation of the Local Development Scheme and the extent to which the policies are achieving the plan's objectives.
- 2.2 The Localism Act removed the requirement for local planning authorities to produce an Annual Monitoring Report for the Secretary of State. However, councils are still required to prepare reports, now known as 'authority' monitoring reports. The Act requires councils to publish this information direct to the public in the interests of transparency.
- 2.3 This AMR monitors the period 1 April 2015 – 31 March 2017, using the indicators set out in the Selby District Core Strategy Local Plan (Figure 13 – Core Strategy Performance Indicators), adopted on 22 October 2013.
- 2.4 Figures provided refer to the two monitoring years 1 April 2015 – 31 March 2016 and 1 April 2016 – 31 March 2017, unless stated otherwise. Additional contextual information set out in the report has been updated to the position as of 30th September 2017.
- 2.5 Monitoring in this way enables the Council to assess:
 - whether the Council is meeting the timescales and milestones in the Local Development Scheme;
 - the extent to which policy objectives are being achieved
 - whether any policies need to be replaced to meet sustainable development objectives, and
 - what action needs to be taken if policies need to be replaced.

Structure of the AMR

- 2.6 The AMR follows the structure of the Selby District Core Strategy Local Plan, with chapters based around the strategic aims and objectives tied to the various policies of the Core Strategy.
- 2.7 Figure 13 of the Core Strategy provides a set of performance indicators along with targets that are intended to monitor how successfully the Core Strategy policies are being implemented. The AMR reports on the progress made against the 44 indicators set out in the Core Strategy.

Current Development Plan

- 2.8 The Council is preparing a suite of Local Plan documents required under the Planning and Compulsory Purchase Act 2004¹ and Localism Act 2011, which will form part of the new Local Plan (formerly known as the Local Development Framework).
- 2.9 The current development plan for the District comprises:
- The adopted Selby District Core Strategy Local Plan 2013;
 - 'saved' policies in the Selby District Local Plan (adopted 2005 and saved by direction of the Secretary of State 2008) and which are not specifically replaced by policies in the Selby District Core Strategy Local Plan, 2013;
 - 'saved' policies in the North Yorkshire Minerals Local Plan (1997);²
 - 'saved' policies in the North Yorkshire Waste Local Plan (2006)², and
 - East Inshore and East Offshore Marine Plan (2014)

Selby District Context

The Place

- 2.10 Selby District is a mainly rural area at the southern point of North Yorkshire. According to the Office for National Statistics It has a mid-2016 population estimate of 86,667, with the largest populations in the three market towns (Selby, Tadcaster and Sherburn-in-Elmet)³. It is the most industrial area of North Yorkshire with key industries being power generation, glass manufacturing and brewing.
- 2.11 Selby District is well connected with the M62 to the south, A64 to the north and the A1 to the West. It benefits from direct train service to London, Leeds, York, Hull and Doncaster. As such 48% of residents in employment commute out of the District for work.⁴

The People

- 2.12 The percentage of pupils achieving five or more GCSE passes at A* - C including English and Maths is average for England. Overall according to OFSTED the majority of primary and secondary education in the District is 'Good' with Selby College rated as 'Outstanding'.⁴

¹ Defined in Section 38 of the Act as amended

² Until superseded by the Joint Minerals and Waste Local Plan

³ Office for National Statistics Mid-2016 Population Estimates

⁴ North Yorkshire County Council – Selby District Profile 2017

2.12 34.8% of Selby residents have a qualification equivalent to an undergraduate degree or higher compared to 36.2% in North Yorkshire and 37.1% in Great Britain. Managers and directors (14.6%) and skilled trades occupations (15.0%) account for a higher proportion of those in employment compared to for Great Britain (10.4% and 10.5%).⁵

The Economy

2.13 Seven times as many people work in the agriculture and energy industries in Selby District than the national average. Manufacturing employs 19.2% compared to 11.2% in North Yorkshire and 8.5% nationally. The position is reversed for the service sector with 70.1% of employees in Selby compared to 82.5% in the county and 85.6% nationally.⁶

2.14 Full time weekly earnings for those living in Selby District (£526.50) and those working in the district (£519.70) are the highest in the county. Both are significantly higher than North Yorkshire earnings (£487.70 / £460.10) and almost equivalent to national levels (£529.60 / £529.00).⁴

Planning for the Community

2.15 2015/16 was the first full year of the council's new Corporate Plan, which sets out big ambitions for the area.

Making the Selby district a great place to do business

- Secure new investment in the district
- Improve employment opportunities
- Improve access to training and skills for work
- Help Selby, Tadcaster and Sherburn-in-Elmet reach their potential

Making the Selby district a great place to enjoy life

- Improve the supply of housing
- Improve healthy life choices

Making the Selby district a great place to make a difference

- Empower and involve people in decisions about their area and services
- Enable people to get involved, volunteer and contribute to delivering services locally
- Facilitate people to access and use alternative service delivery channels

⁵ Business Register and Employment Survey (BRES) 2016

Supported by the Council delivering great value

- Work with others to develop the way in which services are delivered
- Commission those best placed to deliver services on our behalf
- Make sure we communicate well with customers to help us understand what matters, to listen and learn and to enable us to offer the right support
- Help people access services digitally

2.16 Better Together is the name we have given to a programme of work with North Yorkshire County Council to see if we can improve the customer experience as well as deliver savings by working together more effectively. This work includes making the best use of our buildings and assets and looking at back office efficiencies and how we can do more for less by doing it together.

Planning Service

2.17 Since the last AMR was published in 2015, the Council has undergone an organisational restructure as well as a planning service review. The aims of the service review are to insure efficient resource allocation in order to deliver the objectives of the Corporate Plan.

2.18 The outcomes of the organisational restructure and planning service review have seen growth in both the planning policy and development management teams in terms of personnel. The restructure also saw the creation of a new team, 'Economic Development & Regeneration' which sits under the Strategic Planning, Policy and Economic Development service section, and aims to work together with the planning policy and development management teams in order to secure and support development.

2.19 Although it is still too early to say how these changes have benefited the Council's Planning Service initial signs are positive, with increased capacity and a number of projects underway to attract and support development across the District.

Planning Performance

2.20 In 2016/17 Selby received 45 applications for major development, 283 applications for minor development and 529 applications for other development. Of these, 71% of major applications were determined on time, 68.9% of minor applications were determined on time and 93.5% of other applications were determined on time.

3 Local Development Scheme (LDS)

- 3.1 Local Planning Authorities are required under the Planning and Compulsory Purchase Act 2004 to prepare and maintain an up to date LDS.
- 3.2 The LDS identifies the main documents constituting the new Local Plan to be prepared including setting out their coverage and status. The LDS outlines the statutory stages for consultation, submission and adoption.
- 3.3 The Council's sixth Local Development Scheme for the period 2017-2020 came into effect on 19 September 2017 by resolution of the Council. The scheme identified which Local Plan documents the Council would progress over the next three years, together with the programme for their preparation, and key consultation milestones.

Selby District Core Strategy Local Plan (2013)

- 3.4 The Core Strategy is the long term strategic vision for how the District will be shaped by setting out a number of broad policies to guide development.
- 3.5 The Council formally adopted the Selby District Core Strategy Local Plan at a meeting of the Full Council on 22 October 2013.

The Sites and Policies Local Plan – “PLAN Selby”

- 3.6 Preparation work on PLAN Selby began in the last quarter of 2013 and an Initial Consultation took place November 2014 - January 2015 to allow all stakeholders to share their thoughts over the key issues for planning in the Selby District. This was followed by a Focused Engagement which took place between June and August 2015, allowing stakeholders to provide input to the on-going evidence base work and providing the opportunity for more detailed discussion of emerging issues and options to inform future decision making on the policies and proposals for inclusion in the plan.
- 3.7 The 6th LDS came into effect on 19 September 2017. It outlines the Council's intentions to progress a Site Allocations Local Plan document first, followed by a Development Management Policies Local Plan document. The documents will be prepared in sequence rather than in parallel or combined together. Table 1 illustrates the overall new timetable.

Table 3.1 – LDS indicative timetable relating to the Sites and Policies Local Plan (PLAN Selby)

STAGE	LOCAL PLAN DOCUMENT		
	Site Allocations Plan	Development Management Policies Plan	New Local Plan
Early Studies/ Sub Regional Working		2018	2019
Consult on Strategic Options			2022
Consult on Sites	2017		2023
Consult on Policy Options		2019	2023
Consult on Draft Plan			2023
Publication of Submission Draft & Consultation	2018	2020	2024
Submission to Secretary of State	2018	2020	2025
Examination in Public	2019	2021	2026
Receipt of Inspector's Report	2019	2021	2026
Adoption	2019	2021	2027

Neighbourhood Plans

3.8 Neighbourhood Plans are community led spatial planning documents which when 'made' (adopted) form part of the Development Plan for the District. Neighbourhood Plans will be led by Town and Parish Councils with Selby District Council providing assistance, and when necessary the District Council will make key decisions. Table 3.2 shows the current status of neighbourhood plans in the District as of 30 September 2017.

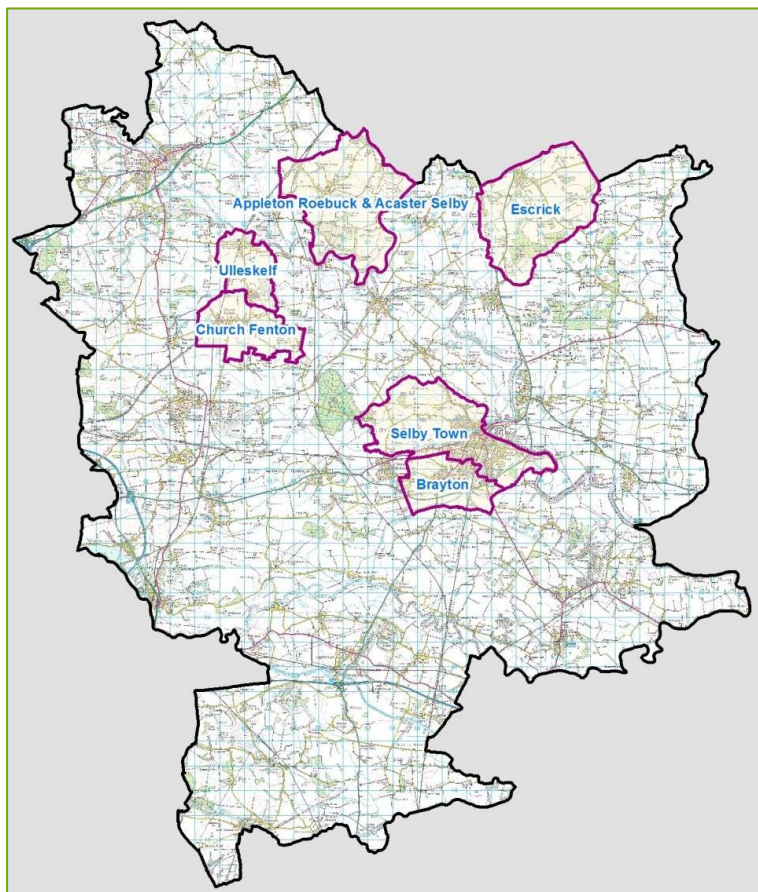
Neighbourhood Plan Progress 2015-17

3.9 Following consultation between December 2016 and February 2017 the Appleton Roebuck and Acaster Selby Neighbourhood Plan progressed to examination in March 2017 and the Council have received the examiner's final report. The Examiner has proposed that, subject to his proposed modifications, the Plan should proceed to referendum, which will take place on 23 November 2017.

3.10 The Council formally designated three neighbourhood areas over the last two years.

- Selby Town – designated March 2016
- Church Fenton – designated February 2017
- Ulleskelf – designated February 2017

Picture 3.1 - Neighbourhood Area designations in Selby District (as of 30th September 2017)



Neighbourhood Plan	Neighbourhood Area Designated	Pre-Submission Consultation	Local Authority Publicity Period	Submitted for Examination	Examiners Report Received	Referendum	Made
Appleton Roebuck & Acaster Selby	10/12/13	06/06/16 – 24/07-16	21/12/16- 15/02/17	04/17	15/09/17		
Church Fenton	02/02/17						
Selby Town	03/03/16						
Ulleskelf	02/02/17						

Table 3.2 - Progress with Neighbourhood Plans

As of 30th September 2017 two further applications for Neighbourhood Area designations had been submitted for the Parishes of Escrick and Brayton.

Duty to Co-operate

- 3.11 The Localism Act 2011 (Section 110) introduced the duty to co-operate which requires Local Planning Authorities to engage constructively, actively and on an on-going basis during the preparation of Local Plan documents to develop strategic policies.
- 3.12 The duty to co-operate is further developed in the National Planning Policy Framework (NPPF) and forms part of the soundness test for Local Plans as they go through independent examination. In developing Local Plan documents the Council will need to show how it has considered joint plan making arrangements, what decisions were reached and why. Under the regulations Councils must report details of what action has been taken during the period covered by the AMR.
- 3.13 Appendix A outlines the cooperation work that the Council has undertaken on its Local Plan documents and associated evidence base, as well as an overview of the Council's main actions (not exhaustive) where the Council has been involved in the preparation of other local authorities' local plan documents including where the Council has provided comments on key stages and evidence base work over the monitoring period.

4 Spatial Development Strategy

Spatial Development Strategy and Housing Land Supply

- 4.1 This section monitors the policies in the Spatial Development Strategy section of the Core Strategy Local Plan. The Spatial Development Strategy provides guidance on the proposed general distribution of future development across the District, including the broad location of a strategic development site to accommodate major residential and commercial growth in Selby Urban Area.
- 4.2 The following pages detail how well the Council is performing against the performance indicators for the 'Spatial Development Strategy' section of the Core Strategy Local Plan.
- 4.3 Please note that no data is available for Indicators 3 and 6. This is a result of no actions regarding these two indicators having occurred since adoption of the Core Strategy Local Plan.

Housing development

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(1) Proportion of new development with planning permission / completed in Selby, Sherburn In Elmet and Tadcaster	SP2 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	At least 69% of all development within Selby, Sherburn in Elmet and Tadcaster	65% of completions within Selby/Sherburn in Elmet/Tadcaster in 16/17 37% in 15/16 & 57% of current permissions within Selby/Sherburn in Elmet/Tadcaster as at 31 st March 2017.
(2) Proportion on previously developed land (PDL)	SP2 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	Concentrating on reusing PDL	9% of completions on brownfield land in 16/17. 10% in 15/16. 13% of current permissions on brownfield as at 31 st March 2017.
(4) Overall completions	SP5 / SP7	1, 3, 4, 5, 6, 7, 8 and 14	450 (net) dwellings completed per annum	561 completions in 16/17. 496 Completions in 15/16.

- 4.4 Indicator 1 measures the effects of Policy SP2 and SP4 in directing development to the most sustainable settlements in the District. The Core Strategy considers Selby, Sherburn in Elmet and Tadcaster to be the most sustainable settlements in the District on account of their population, access to services and existing infrastructure. The target is for 69% of new development to take place within these 3 settlements.
- 4.5 Indicator 2 measures the effects of Policy SP2 and SP4 at directing development towards previously developed land where possible, rather than undeveloped greenfield sites. Brownfield development is considered to be more sustainable as it tends to be located in urban centres with access to existing services and infrastructure.
- 4.6 Indicator 4 measures the overall net completions within the District against the housing requirement which is established within the adopted Core Strategy. The Core Strategy sets the annual housing target at a minimum of 450 dwellings per annum between 2011 and 2027 to provide a minimum of 7200 dwellings.

Table 4.1 – Net completions in Selby District (01-04-2011 to 31-03-2017)

Settlement	Monitoring Period	Net Completions					
		Total	% of District Completions	Brownfield	%	Greenfield	%
Selby	16-17	189	34	19	10	170	90
	15-16	114	23	6	5	108	95
	11-17	785	35	66	8	719	92
Sherburn in Elmet	16-17	167	30	1	1	166	99
	15-16	54	11	0	0	54	100
	11-17	310	14	11	4	222	96
Tadcaster	16-17	3	1	3	100	0	0
	15-16	14	3	4	29	10	71
	11-17	22	1	12	55	10	45
Designated Service Villages	16-17	137	24	14	10	123	90
	15-16	200	40	28	14	172	86
	11-17	821	37	332	40	415	60
Secondary Villages	16-17	61	11	9	15	52	85
	15-16	110	22	10	9	100	91
	11-17	285	13	77	27	190	73
Countryside	16-17	4	1	1	25	3	75
	15-16	4	1	3	75	1	25
	11-17	19	1	14	74	5	16
Total Completions Across Selby District	16-17	561	-	41	9	520	91
	15-16	496	-	51	10	445	90
	14-15	436	-	120	28	316	72
	13-14	289	-	147	51	142	49
	12-13	179	-	58	32	121	68
	11-12	281	-	88	31	193	69
	11-17	2242	-	505	23	1737	77

Table 4.2 – Dwellings with permission in Selby District (31-03-2017)

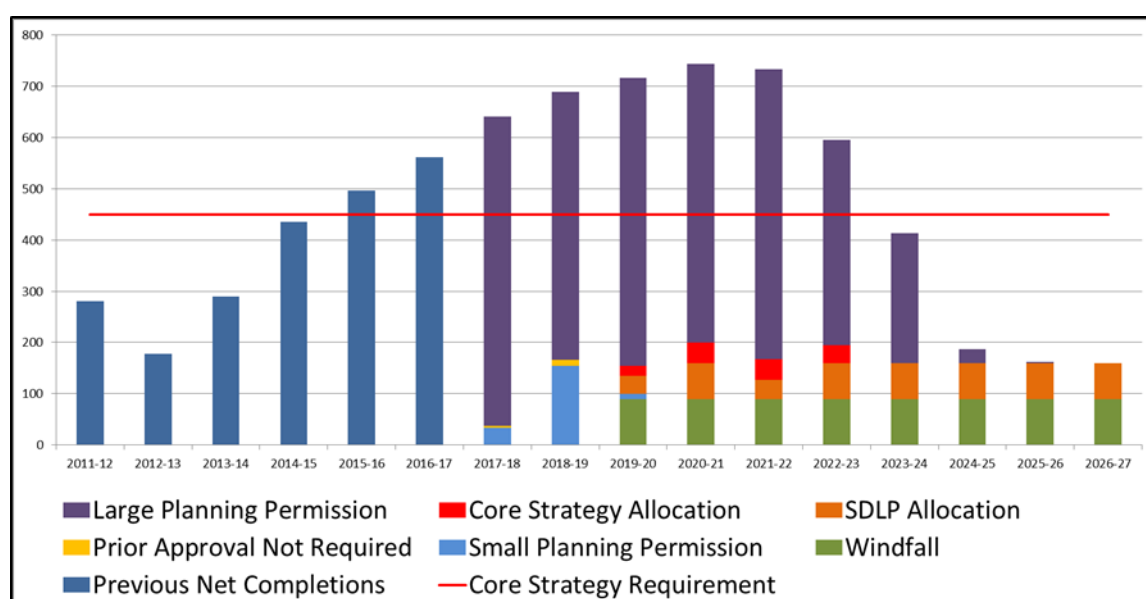
	Total	% District Permissions	Brownfield	%	Greenfield	%
Selby	1900	40	388	20	1512	80
Sherburn in Elmet	779	17	4	1	775	99
Tadcaster	11	0	4	36	7	64
Designated Service Villages	1802	38	134	7	1668	93
Secondary Villages	206	4	64	31	142	69
Countryside	7	0	0	0	7	100
Total	4705	100	594	13	4111	87

- 4.7 This is below the target figures as a number of larger sites in Selby have not come forward as expected and due to numerous appeals surrounding the 5 year housing land supply, a number of large permissions have been allowed in several Designated Service Villages and Sherburn in Elmet.
- 4.8 **In 2016/17 9% of housing completions were on brownfield land whilst 10% of completions in 2015/16 were brownfield.** Since 2011 a total proportion of 23% of completed dwellings has occurred on brownfield sites with 77% on greenfield sites. The percentage of dwellings with permission, at 31/03/2017, was 57% across Selby, Tadcaster and Sherburn in Elmet, 8% below the target. This percentage is expected to rise when sites are allocated for residential use in PLAN Selby. 13% of dwellings with permission were on previously developed land.
- 4.9 Typically developing brownfield sites is a more complex process and as such a number of large brownfield sites including the Olympia Park site and the former Rigid Paper site within Selby Town remain undeveloped as yet despite being granted outline permission for residential development. The Council is committed to delivering these brownfield sites by working with the landowners to overcome deliverability and viability issues.
- 4.10 The Council maintains a Brownfield Register of previously developed sites within the District. The register aims to help housebuilders identify suitable sites quickly, speeding up the construction of new homes. It also allows communities to draw attention to local sites for listing, including derelict buildings and eyesores that are primed for redevelopment and that could attract investment to the area.
- 4.11 There are currently **38 sites** on the brownfield register potentially providing land for **2,799 homes**. Currently **21** of these sites have permission granted, totalling **69.5 hectares**. The register can be viewed on our website here: <http://www.selby.gov.uk/pilot-brownfield-register> and provides greater details including maps of the sites. The register will be updated at the end of the 2017/18 financial year.

Status	Sites	Area (ha)
Permission granted	21	69.5
No Permission	17	36.85
Total	38	106.4

Table 4.2 – Brownfield Register sites as of 30 September 2017

4.12 As indicated by table 4.1 the minimum annual target has been exceeded for both 2015/16 and 2016/17. Selby District continues to be an attractive location for developers and high levels of planning permissions over the past year indicate this upward trend is likely to continue. The graph below is the housing trajectory for the District. This demonstrates that the Council currently has 5 years supply of available and deliverable land. However it should be noted that this trajectory does not currently include the sites which will be allocated through the emerging Sites Allocations Local Plan which will increase the longer term supply of housing significantly.



4.13 Numerous projects aimed to increase appropriate housing delivery are on-going. The Council have signed up to a county-wide empty homes strategy, have set up a local action group and are developing a local delivery plan to address the issue of empty homes which is prevalent in the towns and villages of the District and in particular in Tadcaster. The Council is part of a joint partnership across York, North Yorkshire & East Riding aimed at bringing forward community-led housing schemes.

Housing development by Location

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(5) Minimum of 7200 new dwellings up to 2027	SP5 / SP7	1, 3, 4, 5, 6, 7, 8 and 14	3,700 new dwellings in Selby, 790 in Sherburn in Elmet, 500 in Tadcaster and 2,000 in the Designated Service Villages	Met the minimum growth target for Sherburn in Elmet and DSVs. Good progress in Selby, but more needs to be built in Tadcaster.

(7) Number of dwellings with planning permission.	SP6	1, 2, 3, 5, 7 and 8	No formal target	Large number of planning permission in the District.
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4.14 Indicator 5 measures the spread of development by location based on the minimum targets for Selby, Sherburn in Elmet, Tadcaster and the Designated Service Villages as set out in Core Strategy Policy SP5. Table 4.3 provides a breakdown of development against the targets.

Table 4.3 – Development distribution to date across the settlement hierarchy over the Core Strategy period 1 April 2011- 31 March 2017

CS SP5 Settlement	Completions 2011-2017	Permissions at 1 April 2017	Total Commitments	SP5 Requirement 2011-2027	Dwellings needed to 2027
Selby	785	1,557	2,342	3,700	1358
Sherburn in Elmet	310	679	989	790	0
Tadcaster	22	19	41	500	459
Designated Service Villages (DSVs)	821	1,645	2,466	2,000	0
<i>Appleton Roebuck</i>	22	4	24	-	-
<i>Barlby/Osgodby</i>	57	270	326	-	-
<i>Byram/Brotherton</i>	22	49	70	-	-
<i>Brayton</i>	10	228	238	-	-
<i>Carlton</i>	2	147	149	-	-
<i>Cawood</i>	6	23	29	-	-
<i>Church Fenton</i>	19	96	115	-	-
<i>Eggborough/Whitley</i>	162	162	323	-	-
<i>Escrick</i>	10	1	11	-	-
<i>Hambleton</i>	50	116	165	-	-
<i>Hemingbrough</i>	13	11	24	-	-
<i>Kellington</i>	3	14	16	-	-
<i>Monk Fryston/Hillam</i>	9	11	20	-	-
<i>North Duffield</i>	5	60	65	-	-
<i>Riccall</i>	80	31	110	-	-
<i>South Milford</i>	196	13	205	-	-
<i>Thorpe Willoughby</i>	154	332	486	-	-
<i>Ulleskelf</i>	1	78	79	-	-
Secondary Villages	285	184	469	170	0
Countryside	19	11	30	-	-
Total	2242	4095	6337	7200⁶	1817

⁶ Rounded figure

- 4.15 To date good progress has been made distributing development across the District with DSVs having met their minimum growth target and Sherburn close to meeting its minimum target. Selby and Tadcaster are still short of their figure, though the timeframe for the policy runs until 2027 and it is expected that the on-going site allocations work will help to identify new development opportunities within these two settlements.
- 4.16 As of 31st March 2017 there were 4,095 planning permissions within Selby District, of which 1,557 were within Selby Town, 679 within Sherburn in Elmet and 19 within Tadcaster. There has been a large amount of approvals granted in Selby, Sherburn in Elmet and the Designated Service Villages, however Selby and Tadcaster are falling short of the plan target. The on-going site allocations work will identify new development opportunities within Selby and Tadcaster.
- 4.17 The high number of homes granted permission in Sherburn in Elmet and in the Designated Service Villages is a result of applications being approved when the Authority did not have a five year housing land supply.
- 4.18 The Council's most recent 5 year housing land supply was published in September 2017. This report uses a base date of 30th September 2017 and finds that the Council has a **deliverable housing land supply of 6.2 years**. For more information see our website:
<http://www.selby.gov.uk/five-year-housing-land-supply-report>

5 Creating Sustainable Communities

- 5.1 The Core Strategy Local Plan encourages the development of sustainable communities which are vital, healthy and prosperous. It aims to meet the current needs of local residents whilst recognising the importance of having regard as far as possible to future circumstances, and the legacy being created for future residents.
- 5.2 This section monitors the policies within the Sustainable Communities section of the Core Strategy Local Plan. It focuses on managing the future development within settlements to meet the aims and principles behind achieving sustainable development in line with the strategic aims of the plan.
- 5.3 The following pages detail how well the Council is performing against the performance indicators for the ‘Creating Sustainable Communities’ section of the Core Strategy Local Plan.
- 5.4 Please note that no data is available for Indicators 12, 13, 17 and 19 as there are no monitoring systems set up to capture this information.

Completed new dwellings by number of bedrooms and dwelling type

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(9) Completed new dwellings by number of bedrooms and dwelling type.	SP8	5	To match housing mix requirements in SHMA or latest housing market assessment/needs survey.	57% of dwellings were 2/3 bed in 2013-17.

- 5.5 Indicator 9 measures the effects of Policy SP8 at providing an appropriate housing mix as identified in the 2015 Strategic Housing Market Assessment (SHMA).
- 5.6 The 2015 SHMA found that 80% of market housing need is for mid-market 2 and 3 bedroom homes. There is also a strong demand for bungalows from older households.
- 5.7 Table 5.1 details the breakdown of market housing completions by bedrooms for 2011-17. It is apparent that a large amount of newly built dwellings in the District are 4+ bedroom homes, this is likely due to the increased profitability of larger family homes. Overall 51% of completions were 2 and 3 bedroom dwellings in 2016/17 and 55% in 2015/16. This is lower than the SHMA 2015 assessed need of 80% of overall new homes.

Table 5.1 – Net Housing Completions by Bedroom Number (2011-17)

Year	1 Bed		2 Bed		3 Bed		4+ Bed		Total Homes
	Homes	%	Homes	%	Homes	%	Homes	%	
2011/12	9	3	62	22	78	28	132	47	281
2012/13	3	2	35	20	76	42	65	36	179
2013/14	7	2	55	19	150	52	77	27	289
2014/15	12	3	109	25	161	37	154	35	436
2015/16	16	3	81	16	194	39	205	41	496
2016/17	9	2	109	19	178	32	265	47	561
2011-2017	56	2	451	20	837	37	898	40	2242

Affordable Housing

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(10) Level of affordable housing approved and completed.	SP9	2,3 and 5	Meet overall target for affordable housing provision of 40%, from all sources (unless viability case proven).	14% of total homes built were affordable in 2016/17, 17% in 2015/16 and 13% overall since 2013.
(11) Proportion of affordable homes by tenure.	SP9	2,3 and 5	To broadly achieve a tenure mix of 30-50% for intermediate housing and 50-70% for social renting, through new affordable housing or in line with up to date evidence.	90% of affordable homes were rented and 10% were low cost home ownership.

5.8 Indicator 10 measures the effects of Policy SP9 at providing a 40% affordable 60% general market housing ratio within overall housing delivery. It is important to provide adequate affordable housing to ensure that everyone has the opportunity to a decent home, which they can afford, in a community in which they want to work or live.

5.9 Indicator 11 measures the tenure mix of affordable housing which has a target mix of 30-50% intermediate and 50-70% social rented housing, as set out in Policy SP9.

5.10 Table 5.2 below provides a breakdown of affordable housing over the last two years. The District saw the construction of 76 affordable houses in 2016/17 which against a total of 562 total gross completions is a proportion of **14%**. For 2015/16 the 95 affordable dwellings were completed in the District which is **17%** of the gross total 509 completions. Overall since 2013 there have been 297 affordable completions against a gross total of 2,298, which is a proportion of **13%**. This is below the target of 40% as set out in Policy SP9. However it should be noted that significant off site contributions have been agreed in lieu of on-site affordable housing from schemes where affordable demand was not demonstrated. These funds will be utilised by the Selby Housing Trust to deliver affordable homes elsewhere in the District.

Table 5.2 – Gross affordable housing completions split by tenure and bedrooms 2011-17

Tenure	Year	1 Bed	2 Bed	3 Bed	4 Bed	Total	Proportion of Gross Housing
Shared Ownership	16/17	-	3	1	-	4 (5%)	-
	15/16	-	5	-	-	5 (5%)	-
	11-17	-	14	6	1	32 (8%)	-
Social Rented	16/17	1	26	8	10	45 (59%)	-
	15/16	-	3	9	1	13 (14%)	-
	11/17	1	83	82	24	191 (46%)	-
Affordable (Intermediate) Rented	16/17	-	6	7	10	23 (30%)	-
	15/16	3	24	37	13	77 (81%)	-
	11/17	3	63	82	32	180 (44%)	-
Discount for Sale/Homebuy	16/17	-	4	-	-	4 (5%)	-
	15/16	-	-	-	-	0 (0%)	-
	11/17	-	10	-	-	10 (2%)	-
TOTAL	16/17	1	39	16	20	76	15%
	15/16	3	32	46	14	95	17%
	11/17	4	172	179	58	413	18%

* Note that where tenure has not been made clear it has been given a tenure based on the averages for the total other affordable dwellings

- 5.11 Further evidence was produced in the 2015 Strategic Housing Market Assessment, which indicated a net annual need of between 172 and 191 (depending upon the time period assessed) who require financial support in meeting their housing needs in Selby District.
- 5.12 The demographic-led modelling presented in the 2015 SHMA indicated that almost 70% of the need for affordable housing is for 1 and 2 bed properties. It also refers to shared ownership schemes, which have been performing well and that 22% of the housing need identified in the publication is for intermediate equity-based housing products.
- 5.13 More specifically, modelling in the 2015 SHMA indicates that for the 2014-37 time period the estimated level of affordable housing need by type is split 21% intermediate and 79% social/affordable rented. However it should be noted that this figure is across the District and may need to be amended in accordance with evidence of local need.
- 5.14 Table 5.2 details the breakdown of affordable housing completions by tenure. In 2016/17 68% of affordable completions were Social Rented and 32% were low cost home ownership. For 2015/16 95% were Social Rented and 5% were low cost home ownership. Overall since 2011 90% of affordable completions were Social Rented and 10% were low cost home ownership.
- 5.15 The Council is also directly addressing the delivery of affordable housing through a number of schemes. Starting in 2016/17 the Council commenced the construction of the first new Council homes in the District for 25 years at Byram, and two further developments at Eggborough. These Council Bungalows are aimed at local residents wanting to move to more suitable accommodation as a result of their age or limited mobility.

100% affordable housing schemes and Rural Exception Sites

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(14) No. of dwellings in 100% affordable housing schemes or appropriate mixed Rural Exception Sites with planning permission / completed within or adjoining Development Limits in rural villages.	SP10	2,3 and 5	To meet identified local needs in terms of numbers, sizes, types and tenure.	No completions but work is on-going to identify the need for rural exception sites.

- 5.16 The Council has a rural housing exceptions site policy within the adopted Core Strategy Local Plan (Policy SP10 – Rural Housing Exceptions Sites).

5.17 During 2015/16 and 2016/17 there have been no approvals or completions on rural exception sites, though work has been continuing to identify local housing need, and a number of Parish Councils have entered into discussion around the completion of local parish Housing Needs Surveys. A number of these discussions are on-going, but Rural Housing Needs Surveys were completed in Whitley, Riccall, Hambleton and Cliffe. Site opportunities are being investigated and are continuing, in order to meet identified local need in these Parishes.

Gypsies, Travellers and Travelling Showpersons

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(15) No. of pitches with planning permission / completed for Gypsies / Travellers	SP11	3, 4, 5, 6, 8, 9 and 17	To identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against the local needs assessment	One pitch allowed on appeal and two temporary pitches consented until January 2021.
(16) No. of new 'quarters' with planning permission / completed for Travelling Showpersons	SP11	3, 4, 5, 6, 8, 9 and 17	To identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against the local needs assessment	No identified need for travelling showpeople plots in the District,

5.18 The latest Traveller Needs Assessment for the district was undertaken in 2016 and identifies a need for three additional traveller pitches over the next 5 years.

5.19 There are currently 24 Local Authority managed pitches at sites at Carlton and Burn, along with a number of pitches on privately owned and managed sites in the District.

5.20 During this monitoring period (1 April 2015 – 31 March 2017) there has been an appeal allowed in July 2015 for **one pitch at The Gallops, Towton** and an appeal in May 2015 allowing temporary permission for **two pitches at Border Farm in Hillam**. The temporary consent is due to expire in January 2021.

5.21 In Selby District, there are currently no Travelling Showpersons sites. As there are no travelling showpeople currently living in the District, the Gypsy and Traveller Accommodation Assessment (2016) concludes that **there is no need for travelling showpeople plots in the District**.

Commuted sums collected for and spent on ROS

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(18) Commuted sums collected for and spent to provide ROS and other Community facilities including health care	SP12	1, 2, 3, 8, 10, 12, 13, 14 and 17	Improved quality of ROS / green infrastructure as evidenced through assessment and regular review	£960,482.95 of developer contributions were spent on ROS in 2016/17.

5.22 Saved Policy RT2 of the Selby District Local Plan (SDLP) 2005 requires developers to provide recreation open space (ROS) for schemes comprising 5 dwellings or more. The policy allows for the provision of ROS in a variety of ways depending on the proposal. This could be on-site, within the locality, or through a commuted sum administered in accordance with the Council's Developer Contribution Supplementary Planning Document (2007).

5.23 The income received by the council through S106 obligations and how this has been spent is set out in Tables 5.2 and 5.3.

Table 5.3 – Section 106 developer contributions expenditure (2015-16)

Type of expenditure	Expenditure amount (2015/16)
Recreational Open Space	£21,589.08
Affordable Housing	£0.00
Waste and Recycling	£7752.00
Other *1	£852,191.43
Total	£881,532.51
Type of expenditure	Amount of contributions due for expenditure as of 1 April 2016
Recreational Open Space	£452,186.74
Affordable Housing	£188,554.00
Other *2	£192,824.94
Total	£833,565.68

*1 Other includes contributions for Education, Highways, and Health which were passed onto NYCC or the Health Authority. Also includes, Recreational Open Space Maintenance contributions, which are passed over on the adoption of the space.

*2 other includes Education, Highways, Health, Waste and Recycling and ROS Maintenance contributions

Table 5.4 – Section 106 developer contributions expenditure (2016-17)

Type of expenditure	Expenditure amount (2016/17)
Recreational Open Space	£175,635.25
Affordable Housing	£0.00
Waste and Recycling	£11916.00
Other *1	£772931.70
Total	£960,482.95
Type of expenditure	Amount of contributions due for expenditure as of 1 April 2017
Recreational Open Space	£372,091.79
Affordable Housing	£1,441,492.30
Other *2	£505,934.60
Total	£2,319,518.69

*1 Other includes contributions for Education, Highways, and Health which were passed onto NYCC or the Health Authority. Also includes, Recreational Open Space Maintenance contributions, which are passed over on the adoption of the space.

*2 other includes Education, Highways, Health, Waste and Recycling and ROS Maintenance contributions

5.24 The Council will continue to ensure high quality ROS provision through the application of Policy SP12 in the determination of planning applications.

5.25 As can be seen there are significant affordable housing contributions which are currently being held by the Council. These funds will be used by the Selby Housing Trust to deliver affordable housing to meet local housing needs across the District.

Community Infrastructure Levy (CIL)

5.26 CIL is a tariff system that Local Authorities can choose to charge on new developments in their areas.

5.27 It is a charge that is levied on new buildings and extensions to buildings according to their internal floor area. Monies raised from development help the Council pay for infrastructure, such as transport improvements, flood defences, school and health facilities and green infrastructure.

5.28 The Selby District Council Charging Schedule has been approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended by Part 6 of the Localism Act 2011). Details of the Selby District Council CIL can be found in the authorities Charging Schedule, which came into effect on the 1st January 2016.

5.29 The Council began charging CIL on 1st January 2016, a summary of CIL Receipts and Expenditure for 2016/17 is shown in Table 5.5 overleaf.

Table 5.5 – CIL Receipts and Expenditure 2016/17

Total CIL 2016/17	Strategic CIL (80%)	Local CIL (15%)	Administration (5%)	TOTAL
CIL carried forward from previous year	£0.00	£0.00	£0.00	£0.00
CIL Collected 2016/17	£77,436.76	£14,519.39	£4,839.80	£96,795.95
Total CIL Collected	£77,436.76	£14,519.39	£4,839.80	£96,795.95
CIL paid to Local Councils	£0.00	£0.00	£0.00	£0.00
CIL Expenditure 2016/17	£0.00	£0.00	£0.00	£0.00
CIL receipts carried forward to 2017/18	£77,436.76	£14,519.39	£4,839.80	£96,795.95

5.29 Funds received through CIL will be utilised for delivering infrastructure required to support the emerging Sites Allocations Local Plan and will be set out in the Infrastructure Delivery Plan.

6 Promoting Economic Prosperity

- 6.1 It is important to ensure that there is sufficient land available for inward investment and expansion of firms in the District to provide jobs and promote economic prosperity and to understand market activity. In order to do this, the Council has undertaken an Employment Land Review in 2007 and a refresh in 2010 to inform the Core Strategy. During the summer 2015 the Council consulted on a new Draft Employment Land Review to provide a full update and to inform the emerging Sites and Policies Plan (PLAN Selby).
- 6.2 This section will focus on the policies within the 'Promoting Economic Prosperity' section of the Core Strategy Local Plan which sets out the general approach to planning for a stronger economy, focused primarily on Selby, Sherburn in Elmet and Tadcaster. It also outlines the policy for continued economic diversification within the extensive rural areas of the District as well as focusing on the economy of town and village centres which are essential elements of the economic and service infrastructure of the District.
- 6.3 The following pages detail how well the Council is performing against the performance indicators for the 'Promoting Economic Prosperity' section of the Core Strategy Local Plan.
- 6.4 Please note that no data is available for Indicators 27, 28, and 29 as there are no monitoring systems set up to capture this information.

Employment Land

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(20) Supply of land developed for employment by use class and by location.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Planning permissions granted / completion of 37-52 ha of employment land uses.	5.2 ha of employment floorspace approved in 2015-17. Total of 117 ha approved since 2011.
(21) Net losses and gains of employment floor space on existing employment sites / SLP allocations.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	No net loss of existing employment floor space.	5.2 ha gain in employment floor space in 2015-17
(25) Results of the SHMA updated on a 3 yearly basis.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15		This will be updated as required.

6.5 Indicators 20 and 21 measure the effects of Policy SP13 in developing and revitalising the local economy by seeking to increase the supply of employment land in the District. Table 6.1 below details the approvals in 2015-17 involving gains and losses in floorspace using the recognised 'use classes' classifications for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses.

Table 6.1 - Applications approved involving B uses in 2015-17

Application	Location	Net change in floorspace (m2)
1st April 2015 – 31st March 2016		
2015/0617/COU	Old School, Kirkgate, Sherburn In Elmet	-50
2015/0319/COU	Coldsaver (Selby) Ltd, Unit D, The Shipyard, Carr Street, Selby	-192
2015/0199/COU	Abbey House, Church Avenue, Selby	-300
2014/0592/COU	Brickyard Farm, Camblesforth Road, Selby	0
2015/0542/COU	Unit 5, Rooke Enterprise Park, York Road, Tadcaster	0
2015/1066/COU	Autoland, Canal Road, Selby	0
2014/1323/COU	Northside Bungalow, Bankwood Road, Stapleton	-995
1st April 2016 – 31st March 2017		
2016/1413/COU	5 Kirkgate, Tadcaster	-71
2016/1276/COU	Tadcaster Community Office, 5 Westgate, Tadcaster	186
2016/1226/COU	Salvation Army, Back Park, Street, Selby	285
2016/0331/COU	53A Micklegate, Selby	-18.80
2016/0148/COU	Abbey House, Church Avenue, Selby	-300
2016/0113/COU	1 Hurricane Way South, Sherburn In Elmet	53,387
2015/1261/COU	2 Castle Hill Lane, Drax	150
Net Total 2015-17		52,081 m2 / 5.2 ha

- 6.6 The large net gain in employment use floorspace has resulted from a large permission in Sherburn in Elmet at the industrial park in April 2016. In total there has been a 5.2 hectare net gain in employment use floorspace in 2015-17. This is an area that Selby District Council will continue to prioritise in order to ensure economic growth and employment opportunities are not restricted by inadequate business infrastructure.
- 6.7 This growth ambition is underpinned by the establishment of a new Economic Development team at the Council who are working closely with developers and key landowners to bring forward strategic employment sites in Selby District in order to deliver the Council's priority of a great place to do business, the objective of which is to attract new investors into the District, creating new and diverse employment opportunities that will meet the needs and aspirations of our residents and workers in line with the strategic priorities outlined in the Council's Selby District Economic Development Framework.
- 6.8 Selby District plays an important role in the local and regional labour market, traditionally accommodating the agricultural, manufacturing and brewing industries, however with high levels of out-commuting to Leeds and York it is important that Selby District retains adequate employment capacity in order to meet sustainable development objectives and reduce dependence on surrounding areas. Table 6.2 details the gains and losses of employment land since 2013.

Table 6.2 - Gains and losses of B1/B2/B8 floorspace (m2) as a result of approved applications in 2015-17

	B1 (Business)	B2 (General Industrial)	B8 (Storage and Distribution)	Totals
Net total m² 2013-15	+685	+557,254.5	+561,106	+1,119,045.5
Gain m² 2015-17	+2,471	+25,693	+25,843	+54,007
Loss m² 2015-17	-931.8	0	-995	-1,926.8
Net Total m² 2015-17	+1,539.2	+25,693	+24,848	+52,081
Net Total m² 2013-17	+2,224.2	+582,947.5	+585,954	+1,171,126.5

- 6.9 As demonstrated by table 6.2 there has been a substantial net gain in employment floorspace within the District, which will help increase sustainability and reduce dependency on neighbouring areas to provide employment opportunities. This total includes two large permissions at Sherburn Industrial Estate. See previous AMRs for details of the relevant applications.

- 6.10 Core Strategy Policy SP13 states the importance of providing sustainable employment opportunities in rural locations to maintain the viability of rural communities and reduce the need to travel.
- 6.11 Table 6.1 details the net gains and losses of employment floorspace in the District for 2015-17 including rural areas. In 2016/17 There was one permission in Drax providing a **150m² net gain** in rural employment land. In 2015/16 there was there was a **995m² net loss** in rural employment land involving a permission in Stapleton.

Employment in the District

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(23) Achieve growth in number of jobs within District by Location.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Net gains in number of jobs per year and in total by 2027 by location.	2,700 more people in employment and 600 less unemployed people than in 2013.

- 6.12 The Core Strategy aims to facilitate economic recovery in Selby through the retention and creation of new jobs in line with local aspirations and by ensuring the District continues to be attractive to investment.
- 6.13 According to Nomis official labour market statistics, the number of people employed in Selby District as of March 2017 was **45,800**, or **80.3%** of those who are economically active. This is an **increase of 2,700** from the April 2013 Core Strategy base date. Over the same period Unemployment fell from **2,300** to **1,700** and accounts for 3.8% of the population who are economically active.⁷ Table 6.3 below details the Districts employment figures since 2013.
- 6.14 Key industry sectors that have seen growth in jobs are transportation and Storage and information and Communication industries, whilst there has been a decline in Mining and Quarrying and Manufacturing.

Table 6.3 – District employment figures 2011-17

Year	Economically Active	Number in employment	% of economically active	Unemployed	% of economically active
16/17	45,800	43,900	95.9	1,700	3.7
15/16	45,500	43,900	96.5	1,800	4.0
14/15	44,800	42,800	95.5	2,100	4.7
13/14	43,100	41,300	95.8	2,300	5.3
12/13	44,900	43,100	96.0	2,400	5.3
11/12	45,300	42,400	93.6	2,900	6.4

⁷ Nomis - Official Labour Market Statistics

Town Centres

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(26) Planning permissions / completions of floor space for town centre uses, broken down by use-class within the 3 town centres by location.	SP14	1, 2, 3, 7, 8, 9, 10 and 13	Net gains in retail floor space and town centre uses in defined town centres.	313 m ² net loss of retail floorspace in defined town centres.

6.15 Core Strategy Policy SP14 states the importance of maintaining and enhancing town centres as a focus for activities as fundamental for achieving sustainable development. This indicator aims to preserve retail floorspace within town centres as a way of ensuring the vitality and viability of town and other centres in the District.

6.16 Table 6.4 overleaf lists the 13 applications involving 'A class' uses in the 3 defined town centres in Selby District in 2015/16 and 2016/17. This resulted in a **net loss of 313m² of 'A class' retail floorspace**.

6.17 The loss in retail space suggests wider economic factors, with a large proportion of the retail losses being attributed to changes of use to food and drink. Town centre monitoring will need to be increased over future AMRs so as to gauge a more accurate understanding of their needs.

Table 6.4 - Total amount of approved floorspace for town centre uses (m2) 2015-17

Application	Location	Change	Net change in floorspace (m ²)
2016/1341/COU	Black-A-Moor Head, 6 - 8 Finkle Street, Selby	A4 (drinking establishment) and C3 (residential) to A1 (shops) and A4 (drinking establishment)	44
2016/1316/COU	4 New Lane, Selby	A1 (shops) to A5 (hot food)	-125
2016/1100/COU	Bridge Garage, 1 - 3 Commercial Street, Tadcaster	A1 (shops) to Sui Generis	-126
2016/0123/COU	Now & Then Antiques, 7 The Crescent, Selby	A1 (shops) to Sui Generis	-98
2015/1322/COU	YMCA Charity Shop, 4 - 6 New Lane, Selby	A1 (shops) to mixed A1 (shops C3 (residential))	-198
2015/1274/FUL	Abbeyside Filling Station, Bawtry Road, Selby	New A1 (shops and A3 (food and drink))	160
2015/0716/COU	Gypsy Moth, Flaxley Road, Selby	A4 (drinking establishment) to A1 (shops)	325
2015/0416/COU	31 - 33 Micklegate, Selby	A1 (shops) to Sui Generis	-161
2015/0325/FUL	CJs Cafe Bar, 1A Market Cross	A1 (shops) to A3 (food and	-107

	Shopping Centre, Selby	drink)	
2015/0235/COU	47 Brook Street, Selby	A1 (shops) to A3 (food and drink)	-53
2016/1453/COU	9 Finkle Hill, Sherburn In Elmet	C3 (Residential) to A1 (shops)	50
2016/0849/FUL	5 Brook Street, Selby	Extension to A1 (shops)	33
2015/0500/COU	Sycamore Farm Shop, Sycamore Farm, Brackenhill Lane, Church Fenton	A1 (shops) to B2 (general industrial)	-57
Total net change in A1 class use floorspace			313m² loss

Recreation, Tourism and Leisure

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(22) Additional recreation and leisure uses.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Net gains in recreation and leisure uses.	Two new leisure sites totalling 115,327m ² floorspace.
(24) New / extended recreation and tourism activity in rural areas.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Net gain in recreation and tourism activity in rural areas	Net gain of 6 new recreation and tourism sites in 2015-17 totalling 0.93 ha.

6.18 Indicators 22 and 24 monitor Core Strategy Policy SP13 which seeks to promote recreation, leisure and tourism within Selby District as a way of stimulating a diverse, stronger economy as well as better meeting the recreational needs of local residents.

6.19 During the period 1 April 2015 – 31 March 2017, the following schemes for recreation and leisure were approved in the authority.

- Change of use of land from agricultural to leisure use (Footgolf) at Field Adjacent To Scalm Park, Scalm Lane, Wistow Common (2016/1355/COU)
- Change of use of industrial units to gymnastics club at John King Chains, Unit 8, Blackburn Industrial Estate, Enterprise Way, Sherburn In Elmet (2016/1218/COU)

6.20 This represents an **increase in recreation and leisure use land within the District of 115,327 m²** of floorspace as detailed in the planning applications. The Council will continue to seek increases to the recreation and leisure offerings within the District.

6.21 During the period 1 April 2015 – 31 March 2017, the following schemes for recreation and tourism were approved for rural areas;

- Demolition of buildings on site, Change of use to allow the siting of 6 No. holiday use only units at Land To Rear Of The Lodge, 23 Selby Road, Riccall (2016/1258/COU)
- Proposed change of use of agricultural land to self-catered holiday accommodation comprising of 8No. mobile shepherds' huts at Hornington Manor, Oxton Lane, Bolton Percy (2016/0989/COU)
- Proposed erection of a log cabin for recreational/holiday use at Land At, Boggard Lane, Cawood (2016/0627/FUL)
- Change of use application for the conversion of existing domestic garage into a holiday let at Four Acres Bell Lane Cawood (2015/1207/COU)
- Proposed conversion of existing workshop outbuilding (in the curtilage of a listed building) to form holiday let business and erection of a lightweight link between listed building and workshop and formation of new opening into listed building at Hornington Manor, Oxton Lane, Bolton Percy (2015/0495/FUL)
- Change of use from residential (C3) to holiday let (C1) at The Annex at Ivy Grange Farm, Wistow Lordship, Wistow (2015/0404/COU)

6.22 This represents an overall **increase of 0.93 hectares of recreation and tourism floorspace** as detailed in the planning applications.

7 Improving the Quality of Life

- 7.1 The planning system has an important role to play in managing the quality of both the built and natural environment. Selby District contains a range of important environmental assets including listed buildings, conservation areas, wildlife habitats and a range of landscapes. It is equally important to promote the health and wellbeing of communities.
- 7.2 This section considers the policies within the 'Improving the Quality of Life' section of the Core Strategy which, in order to deliver the Council's vision for the area in a sustainable manner, seek to enable the District and its residents to both mitigate and adapt to the future impacts of climate change. The Core Strategy policies aim to reduce greenhouse gas emissions and protect resources, whilst providing opportunities to exploit realistic alternatives to 'fossil fuels' by promoting renewable energy, to combat fuel poverty and improve energy security in the longer term.
- 7.3 The following pages detail how well the Council is performing against the performance indicators for the 'Improving the Quality of Life' section of the Core Strategy Local Plan.
- 7.4 Please note that no data is available for Indicators 32, 33, 34, 35, 36, 37, 39, 41, 43 and 44 as there are no monitoring systems set up to capture this information.

Sustainable Transport

Target	Core Strategy Policy	Core Strategy Objectives	Indicator	Achieved
Rate of traffic growth is reduced and commuting distances reduced.	SP15	3, 6, 7, 8, 14, 15 and 16	(30) Reducing travel by private car.	6.1% increase in car usage and 10.7% increase in all motor vehicles traffic since 2013.
Travel Assessment and Green Travel Plans submitted for all developments that warrant them. Higher patronage of walking, cycling, bus by end of plan period.	SP15	3, 6, 7, 8, 14, 15 and 16	(31) Increasing walking, cycling and use of public transport.	0.2% increase in bus usage and 10.3% rise in bicycle usage since 2013.

7.5 Indicators 30 & 31 measure the effects of Policy SP15 in minimising traffic growth and providing sustainable travel options. Progress will be judged by a percentage decrease or increase against the figures from the 2013 base date.

7.6 Table 7.1 shows the number of journeys taken on the District's roads by method of transport, according to national traffic data from the Department for Transport. It can be seen that there has been a significant **increase in private vehicle usage within Selby District (10.7%)**, including a **10.9% rise in private car usage**.

Table 7.1 - Journey's in Selby by methods of transport 2011-16.

Mode of Transport	2011	2012	2013	2014	2015	2016
Heavy Goods Vehicles	104789	104764	109828	112083	120106	119895
Light Goods Vehicles	133058	135733	135200	140366	151295	159255
Buses/Coaches	6124	5823	5804	6013	5972	5817
Motorcycles	7208	6310	5907	5920	5817	5710
Cars	757666	743685	745293	756365	790816	818540
Bicycles	1485	1505	1342	1517	1494	1481
All Motor Vehicles	1008845	996311	1002032	1020743	1074009	1109207

7.7 As seen in Table 7.1 there has been a **slight increase in bus usage (0.2%)** whilst **bicycle use has increased 10.3% since 2013**. Increased housing completions and permissions for new residential development over the past two years are likely to make bus services more viable to transport companies and lead to more sustainable journeys being taken in the District. These figures represent all journeys taken in the District rather than just travel to work commutes, and as such cannot give a full picture of commuting outflows/inflows.

Renewable Energy

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(38) Permitted stand-alone renewable schemes (MW) that are installed and grid connected.	SP17	12, 15, 16 and 17	At least 32MW by 2021.	340MW approved since 2011.

7.8 The adopted Core Strategy provides a local target for indicative potential, installed, grid-connected renewable energy within Selby District of 32 MW by 2021.

7.9 A further sub-regional study assessed the potential for the full range of renewable energy technologies in the District as well as looking at the possible constraints to implementation, as a basis for further local studies and ultimately potentially identifying local targets. The range of renewable technologies includes: Solar thermal, Photovoltaic, Wind, Biomass, Fuel cells, Energy from waste (Biological and Thermal), Hydro, Heat pumps, Wave and Tidal, and CHP or CCHP.

7.10 Permitted Development regulations allow for the installation of small scale domestic renewable energy without the need for planning permission in many cases. Therefore, they may be more small scale domestic renewable energy installations within the District than reported annually. Table 7.2 lists the renewable energy proposals granted in 2015-17 and the overall total since 2011.

Table 7.2 – Renewable energy proposals granted permission 2015-17

Total Energy Permissions granted up to 31/03/15:			339,057 kW
Wind turbine permissions 2015-17		No. of turbines	
2015/16	2015/0312/FUL Womersley Mill, Selby Road, Whitley	1	60kW
Other renewable permissions 2015-17		Proposal	
2015/16	2015/1120/FUL Riccall Poultry Farm, 3 King Ridding Lane, Riccall	Installation of solar photovoltaic modules for electricity generation	48kW
2015/16	2015/1101/FUL	Installation of a 50kW solar array	50kW

	Roth Hill Lane, Thorganby	with associated works and infrastructure	
2015/16	2015/0953/FUL Home Farm, Thicket Priory, Thorganby	Proposed extension to existing solar PV array (100kW)	100kW
2015/16	2015/0862/FUL Streethouses Farm, York Road, Steeton	Proposed installation of an agricultural anaerobic digestion facility including digester, digestate storage tank, hydrolysis tank, clamps, CHP unit	190kW
2015/16	2015/0863/FUL Myrtle Grange Farm, Main Street, Hensall	Installation of an agricultural anaerobic digestion facility including digester, digestate storage tank, hydrolysis tank, clamps, CHP unit	
Total energy permissions granted 2011-17:			340,054kW

7.11 The 32MW by 2021 target set out in the Core Strategy has already been exceeded in a previous monitoring year. **The total renewable energy capacity is now up to 340,054kW or 340MW**, more than 10 times the original target.

7.12 Selby District is a significant producer of energy in the region with a number of renewable and non-renewable energy producing stations. The shift away from coal produced energy presents opportunities with two nationally significant infrastructure Projects in the pipelines with Drax Power Station looking to switch from coal-powered to gas-powered and Eggborough for a Combined Cycle Gas Turbines (CCGT).

Protecting the Historic Environment

Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
(40) Safeguarding protected historic and natural sites.	SP18	2, 3, 11, 12, 14, 15, 16 and 17	No net losses in designated nature conservation or heritage assets.	Increase of four listed buildings. 241 hectare reduction of SINC against baseline 2008/09 figure
(42) Numbers of heritage assets and assets at risk as recorded in 'Heritage Counts' and 'Heritage at Risk Register'.	SP18	2, 3, 11, 12, 14, 15, 16 and 17	Reduction in the numbers of heritage assets on the 'Heritage at Risk Register'.	Two heritage assets reduced from the risk register since 2015.

7.13 Indicators 40 and 42 measure the effects of Policy SP18 in sustaining the high quality and local distinctiveness of the natural and man-made environment. Table 7.3 below lists the Districts Conservation Assets as of October 2017.

Table 7.3 – Conservation Assets in Selby District (at 30th September 2017)

Conservation Asset	
Number of Listed Buildings	634
Number of Conservation Areas (April 2008)	23
Size of Conservation Areas (April 2008)	449 hectares
Area of designated Green Belt (March 2009)	19,215 hectares
Site of importance to Nature Conservation	1,973 hectares

7.14 At the baseline figure for 2008/09 there were 1973 hectares of land with biodiversity importance in Selby District (based on Sites of Importance for Nature Conservation (SINC)). The survey is currently undertaken by North Yorkshire County Council and updated SINC information was provided to the Council in January 2016. The most recent SINC list (January 2016) shows there is a total of 1732 hectares of land with biodiversity importance within the District, indicating a **reduction of 241 hectares** since the 2008/09 baseline figure. There has also been an **increase in the number of Listed Buildings since 2014/15 by 4**.

7.15 It is apparent that Conservation Areas have not been reviewed since 2004. Work is currently on-going to review and update these. Further information will be available in future AMRs.

7.16 Heritage at Risk is a Historic England campaign to save listed buildings and important historic sites and landmarks from neglect or decay. The Heritage at Risk Register is an online database containing details of each site known to be at risk, and is analysed and updated annually. At risk evidence tells communities about the condition of their local neighbourhood; it encourages them to become actively involved in restoring what is precious to them and it reassures them that any public funding goes to the most needy and urgent cases.

7.17 The most recent register was published in October 2016 (see Table 25) and showed that there were 27 Heritage assets at risk in the Selby District, a decrease of 2 from the 2015 Heritage at Risk register. There was a reduction of 2 archaeological asset at risk.

- Steeton medieval village, moated site and fishponds, Steeton
- 'Linear earthworks known as Woodhouse Moor Rein and South Dyke, part of the Aberford Dyke system, Lotherton cum Aberford / Saxton with Scarthingwell

More detailed information can be found on the English Heritage website: <https://historicengland.org.uk/advice/heritage-at-risk/>

Table 7.4 – Entries on the 'Heritage at Risk' Register for Selby District (October 2016)

Building and structure entries	Place of worship entries	Archaeology entries
4	4	18

8 Appendix A: Overview of Cooperation on other LPA Plans - April 2015 – March 2017

Authority	Local Plan Document / Project	Notes / Summary of Issues / Actions
City of York Council	Local Plan – Preferred Options (July 2016)	Several Officer and Councillor meetings took place between July 2015 and December 2015
Doncaster Metropolitan Borough Council	Local Plan Issues & Options Consultation (July 2015)	Officers provided a written response in September 2015 that provided general comments to a series of questions, relating to the Plan's vision, aims and objectives.
Doncaster Metropolitan Borough Council	Local Plan Evidence Base	Site selection methodology (November 2015) – Officer comments were provided Green Belt review methodology (December 2015) – Officer comments were provided Local Plan Homes & Settlements Paper & Sustainability Appraisal of Doncaster's growth options (March 2016) – Officer comments were provided
East Riding of Yorkshire Council	Local Plan – Consultation on Modifications (March 2015)	Officers provided a written response in May 2015
Harrogate Borough Council	Local Plan Issues & Options (July 2015)	Officers submitted written comments in August 2015
Harrogate Borough Council	Duty to Cooperate Table	Officer comments were sent in August 2016
Leeds City Region (LEP Area)	Directors of Development Heads of Planning Group Strategic Planning (DtC) Group	Quarterly meetings attended and any duty to cooperate issues discussed
Leeds City Council	Publication Draft Site Allocations Plan Publication Draft Aire Valley AAP (September 2015)	Written Officer comments regarding proposed new settlement. Officers confirmed that they had no comments on the Publication Draft of the Aire Valley AAP
Leeds City Council	Site allocations Plan Revised Publication Draft – Outer North East (September 2016)	Informal Officer comments were submitted in May 2016. Officer written comments were submitted in December 2016 to the revised Publication Draft.

Leeds City Council	Site Allocations Plan: Advertisement of pre-submission changes (February 2017)	Comments were submitted in March 2017
Wakefield Council	Retail and Town Centres Local Plan Leisure, Recreation and Open Space Local Plan Submission Drafts (October 2015)	Officer comments were submitted in November 2015 and no issues were raised.
Wakefield Council	Retail and Town Centres Local Plan Leisure, Recreation and Open Space Local Plan Main Mods (July 2016)	Officer comments were submitted in August 2016 and no issues were raised.
North Yorkshire County Council	Minerals & Waste Joint Local Plan Preferred Options (November 2015)	Officer comments were submitted in January 2016
North Yorkshire County Council	Minerals & Waste Joint Local Plan Publication Version (November 2016)	A formal written response was submitted in December 2016
York, North Yorkshire & East Riding (LEP Area)	North Yorkshire & York Spatial Planning & Transport Board Directors of Development Group Heads of Planning North Yorkshire Development Plans Forum	Quarterly meetings attended and any duty to cooperate issues discussed