

Selby District Local Plan Sustainability Appraisal: Appendix B

Detailed Appraisal of the Spatial Strategy Options

January 2021

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Annex 1 Figure

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1. Background

- 1.1 AECOM has been commissioned to undertake the SA for the Selby Local Plan.
- 1.2 An important part of this process is to explore different ways in which the Plan vision and objectives can be delivered.
- 1.3 Of critical importance is the approach to growth both in terms of the amount overall and how it is distributed across the district.
- 1.4 The Council have identified 8 options for appraisal, which range from 402 dwellings per annum up to 589 dwellings per annum. The higher growth figures are no longer seen as appropriate by the Council, as the latest indications from Government are that the Standard Methodology figure of 346 dwellings per annum will stand. Nevertheless, these higher options were considered as a contingency should housing needs increase. Therefore, the findings have been included for context and completeness.
- 1.5 At this stage, the options set out the broad constraints and opportunities associated with a range of different approaches. It is the Council's responsibility to make a decision about the preferred approach in light of such findings (and alongside a range of other evidence).
- 1.6 The 8 options are briefly summarised below. There are many similarities (for example all needs-led options A-E involve a new settlement and expansion at Eggborough), so the key features of each option are noted:

A: Greater focus on growth in Selby Town with smaller distribution elsewhere

B: Higher amounts of growth directed to Tier 1 and Tier 2 settlements with less development in Selby Town

C: Highest amounts of growth are directed to the Tier 1 and Tier 2 settlements, with much less growth at Selby and smaller expansion Eggborough as a result.

D: Similar to Option A, but less growth overall, and dispersal to Tier 1 and 2 settlements rather than Selby.

E: Green Belt release is involved at Sherburn in Elmet and Tadcaster, meaning that growth in Selby is lower than Option A.








F: Higher growth target, meaning that two new settlements are required, high growth in Selby Town and highest growth of all options in the tier 1 and 2 settlements.

G: Higher growth target meaning much of the development involved for Option A is involved, but two new settlements are required and substantial Green Belt release.

H: Higher growth target meaning three new settlements are required plus much of the growth involved for Option A and limited Green Belt release.

2. Methods

- 2.1 The appraisal has been undertaken by assessing each option against a framework of sustainability objectives.
- 2.2 These objectives were established at the Scoping Stage of the SA process.
- 2.3 The aim is to identify what the effects would be as a result of development and how this compares to what might otherwise be expected to happen (the projected baseline).
- 2.4 To determine effects, account is taken of a range of factors including the magnitude of change, the sensitivity of receptors, the likelihood of effects occurring, the length and permanence of effects, and cumulative effects. This gives a picture of how significant effects are likely to be, ranging from neutral, minor, moderate and major. The table below sets out the scale that has been used to record effects.

Major positive	
Moderate positive	
Minor Positive	
Neutral	
Minor negative	
Moderate Negative	
Major negative	

- 2.5 When determining what the overall effects of each option are, account has been taken of the different effects that could occur in different settlements and locations across the district. A detailed picture has been built up for each sustainability topic as to how different patterns of growth would affect the District. In some cases, the overall effects might be the same, but how these arise might be quite different.
- 2.6 To support the assessments, we have referred to objective information and facts gathered in support of the Scoping Stage. However, as with all assessments, a degree of professional opinion is involved, and this should be recognised.

3. Summary of findings

- 3.1 The table below presents a visual summary of the options appraisal findings. This is followed by a summary of the effects by each SA topic, and then a comparison of each option.
- 3.2 For clarity, the Council’s proposed approach (Option A) at this stage is highlighted below in purple.

	Needs-led growth					589 dwellings		
	A	B	C	D	E	F	G	H
Air quality	?		?					
Biodiversity								
Land and Soil								
Climate change adaptation						?	?	
Climate change mitigation								
Economy and employment								
Health								
Heritage								
Housing								
Landscape								
Population and Communities								
Transport								?
Water	?	?	?	?	?			

4. Population and Communities

- 4.1 The SEA objective for population and communities¹ is to; to *support access to existing and planned community infrastructure, including green infrastructure*. Measures that promote accessibility to leisure, health and community facilities and promote active lifestyles can serve to achieve this objective. Similarly, the provision and enhancement of community access to green infrastructure and improving perceptions of safety can help remove barriers to community activities and reduce social isolation.

Selby Town

- 4.2 Selby town is well equipped to support leisure and recreation needs of existing and new residents. Further growth on strategic developments could help to complement such facilities, and potentially benefit communities that suffer inequalities. The location of sites could also bring potential to enhance access to green infrastructure if this is designed into the development from the outset. Several sites proposed here are brownfield sites where reuse of industrial space can improve public realm and community spaces.
- 4.3 The scale of growth proposed in the town is likely to provide new active travel infrastructure such as walkways and a cycling network. For this reason, options that focus new growth in Selby Town are likely to score more positively compared to options that disperse growth throughout the District. Therefore, options proposing higher growth in Selby Town, namely; options A, G and H, (1750 dwellings), and F (2050 dwellings), are predicted to have favourable effects on population and communities. The substantial scale of development proposed is likely to enhance existing community facilities and provide new ones. The larger sites such as, at Cross Hills Lane, provide scope for including multifunctional, interconnected green space. Therefore, these options are predicted to have **moderate positive effects** on population and communities.
- 4.4 Options B, C, D and E involve a lower level of growth of 550 units within Selby Town. These allocations are also predicted to have favourable effects due to proposed development being close to existing community facilities and social infrastructure. However, these are likely to have a smaller positive effect due to the smaller scale of development proposed which is less likely to produce new infrastructure investment. Therefore, options B, C, D and E are predicted to have **minor positive effects** on population and communities.

¹ AECOM report Selby Local Plant Sustainability Appraisal Scoping Report Jan.2020; <https://selby-consult.objective.co.uk/kse/event/35204>

Tadcaster

- 4.5 Tadcaster has the second largest centre after Selby Town. Development in Tadcaster is likely to benefit from existing community and leisure facilities. The proposed refurbishment of vacant or derelict properties and sites is likely to improve the public realm and create safer, healthier spaces. The proposed Community Sports Hub development at the London Road site is also likely to produce favourable effects, as is a focus on heritage-led development.
- 4.6 All options involve at least 400 new homes. Therefore, **minor positive effects** on population and communities are predicted.
- 4.7 All options A-H (except for Option E) allocate 400 dwellings on a range of brownfield and greenfield sites in and around the town, outside of the green belt. Alternatively, Option E allocates an additional 200 dwellings in the green belt (on top of the 400 dwellings outside green belt identified for Options A-H). The effects of this additional growth are discussed below under 'green belt release'.

Sherburn in Elmet

- 4.8 Sherburn in Elmet is one of the main three settlements in the District with the third largest centre with a good range of community facilities. Sherburn in Elmet is also set to benefit from the Selby District Local Cycling and Walking Infrastructure Plans (LCWIPs) which should encourage more residents to adopt healthier active lifestyles in Sherburn in Elmet. Six of the options (A, B, C, D, F, and H) involve the same level of growth in this location; 300 dwellings located at Land adjacent to Prospect Farm, Low Street. These developments are likely to benefit from the existing community facilities and in infrastructure and potentially lead to improvements. Therefore, **minor positive effects** are envisaged for these options.
- 4.9 Options E and G allocate an additional 500 dwellings around Sherburn in Elmet, the effects of this are discussed under the green belt release section below.

Settlement Expansion

- 4.10 All options except C, allocate 1350 dwellings at Eggborough, in the form of a settlement expansion. The scale of the scheme provides good opportunities to create sustainable settlements that are well served by local facilities, green infrastructure and recreation. Therefore, these options are predicted have **moderate positive effects** on population and community.

- 4.11 Option C allocates a smaller growth of 400 units. This level of growth offers less opportunity to provide new investment in community recreational infrastructure but may help improve the vitality of existing community infrastructure. Therefore, this option is predicted to have **minor positive effects** on population and community.

Green Belt Release

- 4.12 Only Options E, G and H involve green belt release. Therefore, for the other five options (A, B, C, D and F) **neutral effects** are predicted with respect to transport.
- 4.13 Option E proposes green belt release in Sherburn in Elmet (500 units) and Tadcaster (200 units). Both locations benefit from the existing community facilities and recreational infrastructure but are somewhat peripheral to the towns. A new Community Sports Hub development is proposed in Tadcaster, therefore growth here is likely to benefit from this additional provision. The Sherburn in Elmet development would take the total growth proposed here to 800 new homes which should provide added vitality to existing community facilities and potentially provide additional investment in community infrastructure. Therefore, Option E is likely to have **moderate positive effects** on population and community.
- 4.14 Option G also involves 500 units in the green belt at Sherburn in Elmet and adds a further 1000 units in the Green Belt at Tier 1 and 2 villages (locations would need to be identified through a Green Belt Review). As in option E the Sherburn in Elmet allocation is likely to have positive effects. The tier 1 and 2 villages, generally have more limited community services and infrastructure and so settlement expansion is likely to increase the vitality of rural communities and may help improve existing community facilities and engender investment in new ones. Therefore, option G is predicted to have **moderate positive effects** on population and communities. A degree of uncertainty exists, as effects would be dependent upon the exact location of Green Belt release.
- 4.15 Option H involves 500 units in the Green Belt at Tier 1 and 2 villages. For the reasons discussed above in relation to community facilities, option H is predicted to have **moderate positive effects** on population and communities.

New Settlements

- 4.16 The scale of growth proposed for the new settlements is likely to provide investment in new community infrastructure and green space. New settlements are likely to provide greater scope for incorporating active travel infrastructure such as walkways and cycle routes. Therefore Options A, B, C, D and E, which propose one new settlement are predicted to have **moderate positive effects** on population and communities.

4.17 Options Option F and G, which involve two new settlements and option H with its three new settlements, are predicted to have **major positive effects** on population and communities.

Tier 1 and 2 Villages

4.18 These settlements have lower levels of services and some are relatively remote. Additional growth here can potentially support the vitality of existing community facilities and sustain these rural communities. Options proposing larger growth can support new community facilities and open space.

4.19 Options A and H propose the lowest growth; 1510-1660 new homes across Tier-1 and Tier-2 villages respectively. The moderate levels can help sustain these rural communities but unlikely to provide new facilities. Therefore, these options are predicted to have **minor positive effects** on population and communities.

4.20 All remaining options allocate higher levels of growth to Tier 1 and Tier 2 villages with option F proposing the highest growth. These options are likely to support existing community facilities and potentially engender new facilities and open space. Therefore, options B, C, D, E, F and G are predicted to have **moderately positive effects** on population and communities.

Smaller Villages

4.21 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on population and communities due to the small scale of development that’s likely to result.

Summary effects matrix: Population and Community								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Tadcaster	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Sherburn in Elmet	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Expansion	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
New Settlement(s)	Light Green	Light Green	Light Green	Light Green	Light Green	Dark Green	Dark Green	Dark Green
Green Belt	Blue	Blue	Blue	Blue	Light Green	Blue	Light Green	Light Green
Villages	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Overall	Light Green	Light Green	Light Green	Light Green	Light Green	Dark Green	Dark Green	Dark Green

Summary: Needs-led growth

- 4.22 As the principal town in the District, Selby is well equipped to support leisure and recreation needs of existing and new residents. Further growth on strategic developments could help to complement such facilities, and potentially benefit communities that suffer inequalities. The location of sites could also bring potential to enhance access to green infrastructure if this is designed into the development from the outset. For this reason, Option A is predicted to be most positive in relation to these factors when compared to options that disperse growth wider.
- 4.23 The dispersed approaches are unlikely to support new facilities but could support the vitality of existing ones. This can be very important in smaller settlements. Therefore, positive effects are likely to accrue for rural communities in this respect, especially for Option C, which might also support some new community facilities and open space where levels of development are higher.
- 4.24 New settlements and expansion of settlements are involved for all options, and this brings good opportunities to create sustainable settlements that are well served by local facilities, retail and recreation. This too could benefit surrounding settlements.
- 4.25 Overall, option A is predicted to have **moderate positive effects**, as it directs a large amount of growth into areas that are well equipped to support growth and community development. There would also be moderate positive effects associated with settlement expansion and new settlements.
- 4.26 Option E is also predicted to have **moderate positive effects**. Whilst a dispersed approach is taken, which means the services available to many new developments will be more limited, this approach would be likely to support the vitality of tier 1 and 2 villages and maintain a sense of community. The increase in greenbelt development would also support good access to services in the affected settlements of Sherburn in Elmet and Tadcaster.
- 4.27 Options B, C and D are predicted to have **minor positive effects**. Whilst they still involve growth in Selby, it is less pronounced, and the effects are somewhat more diluted compared to Option A.

Summary: Higher growth

- 4.28 At a higher scale of growth, the potential to deliver infrastructure improvements increases, and therefore, **major positive effects** could arise for each option (albeit with different communities benefiting more or less depending upon the approach taken).

5. Climate change mitigation

- 5.1 The primary challenge when considering settlement level effects on climate change mitigation are greenhouse gas emissions (GHG). The main sources for emissions are those associated with transport and vehicular travel generally, the built environment, industry and commerce. Developments located close to main employment opportunities, community facilities and services are likely to score more favourably as they tend to encourage more sustainable forms of transport (public and active) and help reduce need to travel further afield.
- 5.2 New developments also have the potential to incorporate renewable or low carbon energy generation opportunities with larger schemes likely to offer greater scope for such opportunities. In this context, those options that involve strategic developments (such as new settlements and settlement expansion) ought to be more beneficial. Other aspects of climate change mitigation are related to the physical infrastructure of the built environment; more energy efficient buildings using more sustainable materials can also contribute to mitigation. However, these issues are primarily related to development design.

Selby Town

- 5.3 The spatial strategy within Selby Town includes five development sites; a large greenfield site at Cross Hills Lane, the former Rigid Paper site, the Industrial Chemical site, land west of Bondgate, and the Olympia Park employment site. The sites lie within a 500m to a 1000m radius from the town centre. Road transport is a significant contributor to GHG in the district and the rural nature of the much of the district means that car ownership is particularly high. It is considered that all of the options have the potential to lead to increases in GHG emissions from transport given that they all propose significant growth likely to lead to an increase in car-based travel. Selby town is the main centre for shopping, housing, employment, leisure, education, health, and local government. Therefore, locating larger developments here is likely to reduce the need to travel further afield to access employment and services.
- 5.4 The developments are also likely to encourage more sustainable forms of transport as Selby town is the main transport hub within the District. Furthermore, Selby railway station links the town to major cities such as York, Leeds, Hull and London.
- 5.5 Options A, G and H, each propose 1750 new dwellings within Selby Town. Growth is distributed across the residential sites mentioned above. The scale of development is likely to generate more road traffic and therefore lead to an increase in GHG emissions. However, the location of proposed development, close to the employment opportunities, retail and services, is likely to reduce the need to travel and offset the increase in GHG. In addition, development here will benefit from existing public transport infrastructure and services. Therefore, options A, G and H are predicted to have **neutral effects** on climate change mitigation.

- 5.6 Options B, C, D and E involve a lower level of growth of 550 units within Selby Town. Again, these will lead to an increase in GHG emissions due to increased vehicular traffic. However, the proposed developments are well located, being close to employment and services in Selby Town. Therefore, options B, C, D and E are also predicted to have **neutral effects** on climate change mitigation.
- 5.7 Option F proposes the highest level of growth of 2050 dwellings. This will have similar effects to options A, G and H in that it will lead to increased GHG due to increased vehicular emissions. However, the proximity of development to employment, transport and services in Selby Town is likely to offset some of the effects. Therefore, option F is also predicted to have **neutral effects** on climate change mitigation.

Tadcaster

- 5.8 Tadcaster is the second largest centre in the District with the second largest retail, community facilities and services offering after Selby Town. The breweries provide additional employment opportunities in the town. With the exception of option E, all options involve the same level of growth in this location (400 homes).
- 5.9 The developments proposed will lead to increased GHG due to increased road traffic. However, the location of the proposed developments, close to employment and services will help reduce the need to travel and also facilitate better public transport services. Option E adds a further 200 units in the green belt, the effects of which, are discussed below in the green belt release section. Overall, all options are predicted to have **neutral effects** on climate change mitigation.

Sherburn in Elmet

- 5.10 Sherburn in Elmet is one of the main three settlements in the District. It has a good range of facilities and services. The town benefits from employment opportunities; such as, the Sherburn Enterprise Park, the strategic employment sites of Gascoigne Wood Interchange and Sherburn 2. Sherburn in Elmet is well connected to surrounding major cities such as York, Leeds and Selby and Hull via the railway and the highways network; such as A1(M), the A63 and A162.

- 5.11 Six of the options (A, B, C, D, F, and H) involve the same level of growth in this location; 300 dwellings located at Land adjacent to Prospect Farm, Low Street. **Neutral effects** on climate change are predicted as the location of developments close to employment and services within Sherburn in Elmet will likely reduce the frequency and distance of car journeys resulting from the proposed growth here. This will serve to offset the increase in GHG emissions associated with increased vehicular traffic.
- 5.12 Options E and G allocate an additional 500 dwellings in the green belt around Sherburn in Elmet . The effects of this additional allocation are discussed under the Green Belt release section below.

Settlement Expansion

- 5.13 Options A, B, D, E, and F allocate 1350 dwellings at Eggborough, in the form of a settlement expansion. The scale of the expansion offers greater scope for renewable energy or low carbon energy schemes. For example; large active solar systems combined with community heating schemes can support renewable energy and increased energy efficiency. The substantial scale of development can also facilitate more sustainable public transport services and the location benefits from access to railway services via Whitley Bridge Railway Station.
- 5.14 The expansion could include new community infrastructure such as schools and health and retail services which would likely encourage active travel such as walking and cycling. Furthermore, the settlement is closely located to the strategic employment locations at the former Kellingley Colliery and the former Eggborough power Station. However, the scale of development proposed will inevitably result in increased vehicular traffic and therefore lead to increased GHG. All options are therefore predicted to have **neutral effects** on climate change mitigation as the increased GHG from traffic is likely to be offset by the potential for renewable and low carbon energy schemes and the location; close to employment and services, will promote more sustainable transport modes.

Green Belt Release

- 5.15 Only Options E, G and H involve green belt release. Therefore, for the other five options (A, B, C, D and F) **neutral effects** are predicted with regards to economy and employment.
- 5.16 Option E proposes greenbelt release in Sherburn in Elmet (500 units) and Tadcaster (200 units). Potential Green Belt sites in Sherburn in Elmet are relatively close to a range of facilities, services and employment opportunities at Sherburn in Elmet , including Sherburn Enterprise Park, Gascoigne Wood Interchange and Sherburn 2. They are also well served by the railway and highways network.

- 5.17 The Tadcaster green belt release will lead to a total allocation of 600 units, again this is slightly higher than growth proposed in Selby Town under this option. The scale of growth proposed is predicted to produce an increase in GHG due to the increased vehicular traffic, this will be offset to some extent by availability of employment and services nearby. Therefore, option E is predicted to have **minor negative effects** on climate change.
- 5.18 Option G involves 500 units in the green belt at Sherburn in Elmet and adds a further 1000 units at Tier 1 and 2 villages. This means that a total allocation of 800 is proposed for Sherburn in Elmet. Green belt release will involve development in villages with fewer opportunities for employment and services. The peripheral nature of sites could also make them less well related to the small village centres that do exist.
- 5.19 Therefore, option G is predicted to have **minor negative** on climate change effects on climate change mitigation due to the large scale of development proposed and in the case of Green Belt release in Tier 1 and 2 settlements, the relative remoteness from major employment and services.
- 5.20 Option H allocates 500 units across Green Belt sites in Tier 1 and 2 villages This is likely to result in more frequent and longer car journeys to access employment and services which will result in significant increases in GHG. Therefore, option H is predicted to have **minor negative** on climate change. There is uncertainty, as the exact locations for Green Belt release are not specified.

New Settlements

- 5.21 Options A, B, C, D and E all propose a growth of 1260 units in plan period (3000 total) based on a new settlement. Potential sites for new settlements comprise; Burn Airfield, Church Fenton Airfield and a greenfield site to the east of the former Stillingfleet mine.
- 5.22 All three sites are to include some employment land provision within the new settlements. The scale of the expansion offers greater scope for renewable energy or low carbon energy schemes. For example; large active solar systems combined with community heating schemes can support renewable energy and increased energy efficiency. Therefore, these options are predicted to have **neutral effects** on climate change mitigation as the increase in GHG due to the additional growth can potentially be offset by renewable and low carbon energy schemes within the new settlement.

- 5.23 Options F and G propose two new settlements on two of the three sites discussed above. Whilst these are likely to offer some scope for renewable energy and low carbon schemes, the significant additional growth created is likely to produce a significant increase in GHG due to increased car travel. Therefore, options F and G are predicted to have **minor negative** effects.
- 5.24 Option H allocates a third new settlement and utilises all three sites above. This will produce a substantial increase in GHG due to the increase vehicular traffic generated by development. Whilst these settlements offer some scope for incorporating low carbon and renewable energy schemes, they are unlikely to offset the increase in GHG emissions from such high levels of growth. Therefore, this option is predicted to have **minor negative** on climate change mitigation.

Tier 1 and 2 Villages

- 5.25 Given the lower levels of services and employment and relative remoteness of these locations; substantial growth is likely to lead to increases in GHG emissions associated with vehicular travel. Options; A and H propose the lowest growth; 1510 and 1660 new homes respectively across Tier-1 and Tier-2 villages. Therefore, these are predicted to have **neutral effects** on climate change mitigation due to the relatively modest scale of growth proposed.
- 5.26 All remaining options allocate higher levels of growth to Tier 1 and Tier 2 villages which would likely produce a more pronounced increase in car journeys as residents would need to travel further afield e.g. to major service centres such as Selby in order to access services and employment opportunities. Therefore, these options are predicted to have **minor negative effects** on climate change mitigation.

Smaller Villages

- 5.27 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on climate change mitigation due to the small scale of development that's likely to result.

Summary effects matrix: Climate Change Mitigation								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby								
Tadcaster								
Sherburn in Elmet								
Expansion								
New Settlement(s)								
Green Belt								
Villages								
Overall								

Summary: Needs-led growth

5.28 It is considered that development proposed under any of the Options has the potential to incorporate renewable or low carbon energy. However, generally larger-scale developments offer a greater opportunity to incorporate renewable or low carbon energy. For example, in larger schemes, large active solar systems can be combined with community heating schemes to support renewable energy and increased energy efficiency. In this context, those options that involve strategic developments (such as new settlements and settlement expansion) ought to be more beneficial. That said, if these schemes are required to support other improvements to infrastructure, then the potential for low carbon development could become more problematic. At this stage, it is recommended that any approach that is followed should seek to explore the potential for on-site measures to reduce carbon emissions and generate low carbon energy.

- 5.29 In terms of emissions from transport there is little to add to the discussion presented under the air quality and transportation SA themes. Road transport is a significant contributor to greenhouse gas emissions in the district, with the rural nature of the much of the district, as well as issues relating to public transport provision, meaning that car ownership is particularly high. It is considered that all of the options have the potential to lead to increases in greenhouse gas emissions from transport given that they all propose significant growth likely to lead to an increase in car-based travel. It is also recognised that growth focussed towards the three key settlements (Selby, Tadcaster and Sherburn in Elmet) would likely capitalise upon existing sustainable transport infrastructure present at these locations. This is potentially positive for Option A, but Options B, C, D, E and E which focus a higher level of growth towards lower tier settlements (Tier 1 and Tier 2 villages) is likely to increase private car journeys as residents would need to travel further afield e.g. to major service centres such as Selby in order to access services and employment opportunities.
- 5.30 As a result, Option A is predicted to have **neutral effects** overall, whilst options B, C, D and E **minor negative effects** (as there would be a refocusing of growth to broadly less accessible locations). This is related primarily to patterns of travel.

Summary: Higher growth

- 5.31 The delivery of higher growth and new settlements through Options F-H in particular would potentially in the longer-term create the critical mass to deliver significant new transport infrastructure. This would likely reduce the need to travel, supporting modal shift, with the potential for minor long-term positive effects.
- 5.32 However, an overall increase in housing is likely to increase total carbon emissions within Selby (through increased extraction of materials, construction activities, and servicing to a wider urban area (for example more waste management will be required, more water treatment and so on). In the plan period, this is likely to offset any benefits that might arise due to improved performance of buildings and new infrastructure. Therefore, **minor negative effects** are predicted on balance (though it ought to be acknowledged that increased overall growth in Selby might reduce the amount of emissions arising in neighbouring authorities).

6. Economy and Employment

6.1 The Selby District Economic Development Framework (EDF) for 2017-2022 (updated 2019) focused on the delivery of 5 predominantly brownfield sites for employment growth; Olympia Park; Gascoigne Wood Interchange; former Kellingley Colliery; Church Fenton Airfield and Sherburn in Elmet². The former Kellingley Colliery, Sherburn 2 and Church Fenton Creative and Digital Hub have planning permissions. The 2019 review of the EDF noted that more needed to be done to improve the District's places and town centres and identified the following as strategic land-use priorities:

- M62 Strategic Development Zone/Energy Corridor - identify future sites and infrastructure needs to develop the low carbon economy
- Deliver Strategic sites – Olympia Park, Selby; Gascoigne Wood Interchange; former Kellingley Colliery; Church Fenton; Sherburn in Elmet²
- Regenerate and enhance town centres and Selby Station – including Transforming Cities Fund proposals, Heritage Action Zone and Local Cycling and Walking Infrastructure Plans
- Support the growth of Small Medium Enterprises and large employees in the District Selby Town.

6.2 The sustainability appraisal framework in the Selby Local Plan Sustainability Appraisal Scoping Report sets out the criteria against which the Preferred Options Local Plan is to be appraised². This states that employment sites located within close proximity to existing strategic areas can benefit from established services and sites with good access to strategic transport routes and hubs ought to be marked as particular opportunities. Furthermore, loss of employment land is presumed to be negative unless there is evidence that the site is poor quality / not attractive for modern business.

Selby Town

6.3 There are a range of site options within Selby Town. In particular, there are 5 important development sites; a large greenfield site at Cross Hills Lane, the former Rigid Paper site, the Industrial Chemical site, land west of Bondgate, and the Olympia Park employment site.

6.4 The 80.4ha Cross Hills Lane Selby (SELB-BZ) is the largest site allocated for residential development in Selby town. Although mainly residential, the site will also include open space, leisure and education provision.

² AECOM report Selby Local Plan Sustainability Appraisal Scoping Report Jan.2020
<https://www.selby.gov.uk/localplan>

- 6.5 The site is close to the strategic employment area at Olympia Park; being around 2 miles away via the A19. It is also very close (around 1 mile) to employment opportunities, services and retail within Selby's Town centre.
- 6.6 The site is around 1.3 miles from Selby train station. It is well served by highways such as the A19, A63, A1 and M62.
- 6.7 The Sherburn in Elmet 2 and Gascoigne Wood Interchange, strategic employment sites, are around 7 miles away (12 minutes' drive). The former Kellingley Colliery employment site is 11 miles away (23 minutes' drive) and the Church Fenton Airfield employment site is around 8 miles (15 minutes' drive). The site does not lead to loss of employment land. Overall this site is predicted to have favourable effects as it provides homes in areas close to the main employment and services centre in Selby Town centre and proximity to strategic employment sites particularly the Olympia Park employment development.
- 6.8 The former Rigid Paper site (SELB-AG), Denison Road, Selby is a 7.5ha site allocated for mixed use (primarily residential). It is very close to Selby Town Centre, within a short distance of many services and employment opportunities. It is also close (1.2 miles) to the strategic employment site at Olympia Park development. The Sherburn in Elmet 2 and Gascoigne Wood Interchange employment sites are just over 7 miles (14-19 minutes' drive). The former Kellingley Colliery employment site 11 miles (20 minutes' drive) and the Church Fenton employment site is just over 9 miles away (18 minutes' drive). Therefore, development here would be predicted to have positive effects on employment as it does not lead to loss of employment land and it is located close to the strategic employment and service centres in and around Selby Town. Similarly, the Industrial Chemicals and Land West of Bondgate are located close to Selby Town centre and to the Olympia Park employment area and therefore also predicted to have moderately positive effects on economy and employment.
- 6.9 The site at Olympia Park is a 33.6ha site allocated to provide 14ha of employment development (B1, B2 and B8). The site is located to the north east of Selby town on the edge of the built-up area yet close to Selby Town Centre and provides an opportunity to regenerate former industrial land and premises. The site is predicted to have favourable effects as it will create 14ha of new employment land and is located close to the main employment and service area within Selby Town. It is also close to main residential areas within the town.
- 6.10 Options A, G and H propose the same level of growth at 1750 dwellings whilst option F proposes the highest level of growth at 2050 units. These options allocate residential growth to the sites discussed above plus the employment site at Olympia Park.

- 6.11 The development of land in these locations is predicted to have moderately positive effects due to their proximity to main employment opportunities within Selby town and the strategic employment sites in the District. The Olympia Park employment development is predicted to have a significantly positive effect on economy and employment as it will provide substantial new employment land (14ha) providing new opportunities in a location that's well connected to the rest of Selby and the District. Therefore, these options are predicted to have **major positive effects** on economy and employment.
- 6.12 Options C and D involve a lower level of growth of 550 units within Selby Town. with growth focused around the Industrial Chemicals and Rigid Paper sites. Both of these sites are well connected to employment and service centres within Selby Town and the rest of the District and they will not result in the loss of employment land. They also include the employment allocation of Olympia Park which will provide 14ha of employment land. Therefore, these options are also predicted to produce **moderate positive effects** on economy and employment overall.
- 6.13 Options B and E also propose a growth of 550 units within Selby Town. These utilise the Cross Hills Lane site for housing and Olympia Park for employment. Again, these sites are well connected to employment and service centres within Selby Town and the rest of the District and the Olympia Park site will provide an additional 14ha of employment land. Therefore, these options are also predicted to produce **moderate positive effects** on economy and employment

Tadcaster

- 6.14 Tadcaster is the second largest centre in the District with the second largest retail and services offering after Selby Town with a range of community facilities. The brewing industry plays an important role in the local economy. The strategic employment sites of Sherburn 2 and the Gascoigne Wood Interchange are within 8 miles; a 15-minute journey. The main retail, employment within Selby Town centre and the Olympia Park employment development is 16 miles away; around half an hour's drive. There are no new employment sites proposed in the town in the draft Preferred options Local Plan.
- 6.15 With the exception of Option E, all remaining options involve the same level of growth in this location (400 homes), and thus the effects are the same. The sites proposed; a mix of brownfield and greenfield plots, will not lead to loss of employment land.
- 6.16 Option E allocates an additional 200 dwellings in the Green Belt. Again, this is unlikely to lead to loss of employment land. Overall, all options are predicted to have **moderate positive effects** on economy and employment as the allocations proposed do not lead to loss of employment land and well connected to nearby strategic employment sites such as Sherburn 2 and the Gascoigne Wood Interchange.

Sherburn in Elmet

- 6.17 Sherburn in Elmet is one of the main three settlements in the District. It is located 10 miles west of Selby and 6 miles south of Tadcaster. This large settlement has a good range of facilities, services and employment opportunities. There is the Sherburn Enterprise Park, a large industrial estate, on the eastern side of town. The strategic employment sites of Gascoigne Wood Interchange and Sherburn in Elmet 2 are just to the south east and east of town.
- 6.18 Sherburn in Elmet benefits from two railway stations; Sherburn in Elmet in Elmet station and South Milford. It is well connected to surrounding major cities such as York Leeds and Selby and Hull via the railway and the highways network; such as A1(M), the A63 A162.
- 6.19 Six of the options (A, B, C, D, F, and H) involve the same level of growth in this location; 300 dwellings located at Land adjacent to Prospect Farm, Low Street. **Moderate positive effects** are predicted as Sherburn in Elmet is one of the three main settlements in the District and is well located for access to services and strategic employment areas. Options E allocates an additional 500 dwellings on Green Belt land surrounding Sherburn in Elmet. This brings added economic growth opportunities to Sherburn in Elmet by placing homes in a location accessible to employment opportunities. Therefore, for Option E and G, **major positive effects** are predicted on economy and employment.

Settlement Expansion

- 6.20 All options except C, allocate 1350 dwellings at Eggborough, in the form of a settlement expansion. The settlement has railway access to Leeds and is closely located to the strategic employment locations at the former Kellingley Colliery and the former Eggborough power Station. This settlement expansion is therefore predicted to have **moderate positive effects** on economy and employment as it is closely located to two large strategic employment sites and is well connected to surrounding major cities via railway and the M62. Option C allocates a smaller growth of 400 units and this option is predicted to have **minor positive effects** as it proposes a smaller scale of development.

Green Belt Release

- 6.21 Only Options E, G and H involve green belt release. Therefore, for the other five options (A, B, C, D and F) **neutral effects** are predicted with regards to economy and employment.

- 6.22 Option E proposes greenbelt release in Sherburn in Elmet (500 units) and Tadcaster (200 units). The Sherburn in Elmet site is close to a range of facilities, services and employment opportunities at Sherburn in Elmet, including Sherburn Enterprise Park, Gascoigne Wood Interchange and Sherburn in Elmet 2. It is also well served by the railway and highways network. Growth at Tadcaster is similarly well placed to benefit from the strategic employment sites of Sherburn 2 and the Gascoigne Wood Interchange; as these are 8-10 miles away; a 15-20 minute journey. Therefore, option E is predicted to have **moderate positive effects** on economy and employment as the sites allocated to development are in the second and third largest settlements in the District and close to strategic employment sites.
- 6.23 Option G also allocates 500 units in the green belt at Sherburn in Elmet and adds a further 1000 units at Green Belt around Tier 1 and 2 settlements.
- 6.24 The Sherburn in Elmet developments will have positive effects as explained above.
- 6.25 The dispersed Green Belt development across villages is unlikely to lead to a loss of employment land but is likely to be more remote in terms of accessibility. Therefore, option G is also predicted to have **moderate positive effects** on economy and employment.
- 6.26 Option H involves 500 dwellings dispersed across tier 1 and 2 settlements on Green Belt land. This could be on land that is less accessible to the workforce, or remote from other employment opportunities. Therefore, option H is predicted to have **minor positive effects** on economy and employment.
- 6.27 For both options G and H, there is an element of uncertainty, as it is not clear what the precise location of Green Belt release would be.

New Settlements

- 6.28 Options A, B, C, D and E all propose a growth of 1260 units in plan period (3000 total) based on a new settlement. The new settlement's location has not been established; however, three potential sites are presently being considered. These comprise; the Burn Airfield, the Church Fenton Airfield and a greenfield site to the east of the former Stillingfleet mine. It is difficult to assess the complete effects of options A, B, C, D and E until the location for the new settlement is fixed. However, by allocating only one settlement, these options have greater flexibility and scope to locate the new settlement in a more sustainable location.

- 6.29 All three sites are to include some employment land provision within the new settlements. The Stillingfleet site is relatively remote from the main strategic employment sites in the District. The Church Fenton Airfield site is likely to have positive effects on employment as the site is already home to employment sites such as Yorkshire Studios (has planning consent for a creative/media/digital hub). The Church Fenton Airfield site is located halfway between Tadcaster and Sherburn in Elmet and is around 9 miles from Selby Town centre. Therefore, the site is close to services and strategic employment sites such as Sherburn 2, Gascoigne Wood Interchange and Olympia Park.
- 6.30 The Burn Airfield site is a 3.6-mile drive away from Selby Town with good access to the highway network through the A19 and A63 and 4.5 miles to the M62.
- 6.31 The Burn Airfield site is in close proximity to the main service, retail and employment centre of Selby Town and the Olympia Park strategic employment site. Therefore, the Burn Airfield site is also likely to have favourable effects on economy and employment.
- 6.32 The Stillingfleet site is relatively remote from main centres of services and employment in the District. It is also relatively distant from the main strategic employment sites. Nonetheless a new settlement here will provide additional employment land, therefore this site is predicted to have moderate positive effects on economy and employment.
- 6.33 Options A, B, C, D and E each propose one new settlement located at one of the above sites. The effects of a new settlement under these options will be predicted to have **moderate positive effects** on economy and employment.
- 6.34 Options F and G propose two new settlements on two of the three sites discussed above to deliver 2520 dwellings in the plan period and 6000 total. As discussed above each new settlement is likely to include new employment provision and contribute to economic growth. Therefore, options F and G are predicted to have **major positive effects** as they will provide additional employment areas at two locations (the 2 new settlements).
- 6.35 Option H allocates an additional third new settlement and utilises all three sites above to deliver 3780 dwellings in the plan period and 9000 in total). This option will therefore provide three additional employment allocations at each of the proposed new settlements and therefore predicted to have **major positive effects** on economy and employment due to the creation of three further employment sites.

Tier 1 and 2 Villages

- 6.36 Options A & H propose 1510-1650 new homes across Tier-1 and Tier-2 villages. Development sites in villages such as Brayton and Barlby are likely to contribute more positively to economy and employment due to their proximity to major towns such as Selby and strategic employment sites such as the Olympia Park employment development.

6.37 Similarly, the allocations in Eggborough and Whitley are closely located to strategic employment sites such as the former Kellingley Colliery, former Eggborough Power Station and the proposed M62 Energy Corridor. However, for the most part the villages have lower levels of service and employment provision and the majority are relatively distant from major employment and service centres. Whilst the growth proposed in Tier-1 and Tier-2 villages is likely to support growth in these rural communities it is not expected to produce the same scale of benefits expected from the larger settlements. Therefore, all options are predicted to have **minor positive effects** on economy and employment.

Smaller Villages

6.38 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on economy and employment due to the small scale of development that’s likely to result.

Summary effects matrix: Economy and Employment								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Green	Light Green	Light Green	Light Green	Light Green	Green	Green	Green
Tadcaster	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Sherburn in Elmet	Light Green	Light Green	Light Green	Light Green	Green	Light Green	Light Green	Light Green
Expansion	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
New Settlement(s)	Light Green	Light Green	Light Green	Light Green	Light Green	Green	Green	Green
Green Belt	Blue	Blue	Blue	Blue	Light Green	Blue	Light Green	Light Green
Villages	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Overall	Green	Light Green	Light Green	Light Green	?	Green	Green	Green

Needs-led growth

- 6.39 All of the options involve employment growth in key locations, which is likely to lead to positive effects in terms of the provision of employment land that is accessible to existing communities. In terms of further housing growth, the options perform similarly in some respects, given that all involve growth across the district in important locations. However, there are some differences, which influence the overall scores for each option.
- 6.40 Option A places the majority of growth in Selby, which is a key location for existing and future employment growth. This ensures a good match between housing and jobs, and also brings investment, and jobs (in construction) to areas that are most deprived (though it is not a certainty these communities would benefit). Though the spread of development to the tier 1 and 2 settlements is fairly small, it should support their ongoing viability, but without having a notable effect on the rural economy. Overall, a **major positive effect** is predicted.
- 6.41 Options B, C, D and E disperse growth more widely and so the benefits associated with Selby are less pronounced. Positive effects are still likely to arise though due to the involvement of settlement expansion in Eggborough, and a new settlement (which would involve an element of employment land).
- 6.42 For option B and D (to a lesser extent), the effects for the smaller settlements would be more positive, and much else remains the same compared to Option A. However, the benefits in the smaller settlements are not considered to be as significant as those under Option A which focuses on Selby. Therefore, **moderate positive effects** are predicted overall for both options.
- 6.43 Option C is likely to be most supportive of growth in rural economies and the vitality of the tier 1 and 2 settlements. However, it does not have the same benefits at Eggborough that all other options do. Therefore, **moderate positive effects** are predicted.
- 6.44 Option E involves additional growth at Sherburn in Elmet and Tadcaster, whilst only slightly reducing growth in the rural areas compared to option D. As the second and third largest settlements in the district, this brings economic growth opportunities to these locations and also places homes in locations that are accessible to employment opportunities. Therefore, overall potentially **major positive effects** are predicted when considered alongside the benefits associated with Eggborough, a new settlement and modest growth in a range of other settlements.

Summary: Higher growth

- 6.45 At a higher scale of growth, the inward investment in housing, construction and infrastructure will lead to a greater magnitude of positive effect overall across the district. All of the options contain significant growth in Selby, with the associated benefits, whilst also promoting at least 2 new settlements with employment land involved. The higher overall growth in housing should also mean that a higher proportion of people are able to remain in the district to access work or be attracted to live closer to places of employment. All three options are predicted to have **major positive effects**.

7. TRANSPORT

- 7.1 The SEA objective for transport³ is to; *support the provision of transport infrastructure to meet local population change whilst helping to reduce congestion and travel times and support sustainable modes of transport.* Development proposals that help provide transport infrastructure to meet growth whilst helping reduce congestion and travel times are likely to score positively. Similarly, proposals that maximise opportunities to connect new development to new and existing services and facilities through sustainable modes of travel are also viewed as beneficial.

Selby Town

- 7.2 The development sites proposed under the various options utilise combinations of four residential sites and the employment site at Olympia Park. With Selby being the main hub of employment and services in the District; all locations proposed are close to employment, retail and services. They benefit from Selby's existing transport service and infrastructure, including; Selby train station and bus services. The area has good access to the highways network including; the A19, A63, A1 and M62. The proposed additional growth will help to improve transport services and infrastructure within the town. Similarly, the proposed developments are likely to include active modes of travel such as connected cycle ways and footpaths which will help reduce reliance on private vehicles by linking developments to nearby employment areas and services.
- 7.3 Options A, G, H, and F propose the highest level of growth within Selby Town. Growth is distributed across the residential sites mentioned above. The scale of development is likely to engender more viable public transport services such as bus routes and connected cycle routes. It will also benefit from the existing rail and road services within the Town as well as provide new sustainable travel options such as walkways and cycle ways. Therefore, these options are predicted to have **moderate positive effects** on transport.
- 7.4 Options B, C, D and E involve a lower level of growth of 550 units within Selby Town. These allocations are also predicted to have some limited favourable effects due to proposed development being close to employment and services in Selby Town and proximity to existing transport infrastructure. However, they are unlikely to produce new infrastructure due to the lower scale of development proposed. Therefore, options B, C, D and E are predicted to have **minor positive effects** on transport.

³ AECOM report Selby Local Plant Sustainability Appraisal Scoping Report Jan.2020
<https://www.selby.gov.uk/localplan>

Tadcaster

- 7.5 Tadcaster has the second largest retail and services offering after Selby Town, with a range of community facilities which also serves the wider rural communities.
- 7.6 The brewing industry provides additional employment opportunities here. The town benefits from good access to the highway network such as the A162, A64 and the A1 (M) is around 6km from the town centre. National Cycle Route Networks also connect Tadcaster to both York and Leeds. However, there is currently no train station in Tadcaster with nearest trains station being in Ulleskelf around 7 km away. Development in Tadcaster is likely to benefit from existing transport facilities and services. It is also likely to enhance exiting transport services, e.g. by making bus routes more commercially viable. With the exception of Option E, all options involve 400 new homes. Therefore, these all options are predicted to have **minor positive effects** on transport.
- 7.7 Option E allocates an additional 200 dwellings on Green Belt land. The effects of this additional growth are discussed below under green belt release section.

Sherburn in Elmet

- 7.8 Sherburn in Elmet is one of the main three settlements in the District with third largest centre. This large settlement has a good range of facilities, services and employment opportunities. There is the Sherburn Enterprise Park, a large industrial estate, on the eastern side of town. The strategic employment sites of Gascoigne Wood Interchange and Sherburn in Elmet 2 are just to the south east and east of town. Sherburn in Elmet benefits from two railway stations; Sherburn in Elmet in Elmet station and South Milford. It is well connected to surrounding major cities such as York Leeds and Selby and Hull via the railway and the highways network; such as A1(M), the A63 A162.
- 7.9 Six of the options (A, B, C, D, F, and H) involve the same level of growth in this location; 300 dwellings located at Land adjacent to Prospect Farm, Low Street. These developments are likely to benefit from the existing transport infrastructure here and potentially help enhance existing sustainable public transport services. Therefore, **minor positive effects** are envisaged for these options. Options E and G involve an additional 500 dwellings at Sherburn in Elmet, the effects of this are discussed under the green belt release section below.

Settlement Expansion

- 7.10 All options except C, involve 1350 dwellings at Eggborough, in the form of a settlement expansion. The settlement has railway access to Leeds and is closely located to the strategic employment locations at the former Kellingley Colliery and the former Eggborough power Station.

- 7.11 The location is well connected to surrounding major cities via the M62. The scale of development proposed in the form of an urban extension would help provide new transport infrastructure and services.
- 7.12 However, the large scale of growth in a focused area could lead to increased traffic and congestion locally. On balance, these options are predicted have **minor positive effects** on transport.
- 7.13 Option C allocates a smaller growth of 400 units This level of growth is less likely to support new transport infrastructure and services. Therefore, this option is predicted to have **neutral effects** on transport.

Green Belt Release

- 7.14 Only Options E, G and H involve green belt release. Therefore, for the other five options (A, B, C, D and F) **neutral effects** are predicted with respect to transport.
- 7.15 Option E proposes greenbelt release in Sherburn in Elmet (500 units) and Tadcaster (200 units). The Sherburn in Elmet site is close to a range of facilities, services and employment opportunities at Sherburn in Elmet , including Sherburn Enterprise Park, Gascoigne Wood Interchange and Sherburn 2. It is also well served by the railway and highways network. This additional allocation would take the total growth proposed in Sherburn in Elmet to 800 units. At this level of growth, the developments can help enhance existing transport services and potentially provide new transport infrastructure and services.
- 7.16 The additional growth in Tadcaster ought to be able to benefit from the employment opportunities and services in Tadcaster. The inclusion of Green Belt land would take the total growth proposed in Tadcaster to 600 units. Therefore, option E is predicted to have **minor positive effects** on transport as additional growth is likely to be close to employment and services in the 2 main centres in Selby District. These additional developments when considered with the main Sherburn in Elmet and Tadcaster allocations would produce substantial scale of growth which will benefit from the existing transport infrastructure and services and potentially provide additional infrastructure.
- 7.17 Option G allocates 500 units in the green belt at Sherburn in Elmet and adds a further 1000 dwellings distributed across Tier 1 and 2 villages in the Green Belt.
- 7.18 The Sherburn in Elmet green belt release takes the total growth proposed to 800 units. Considered in isolation this is likely to favourably affect transport as Sherburn in Elmet is well connected to the wider District and offers employment opportunities and services and the additional growth will likely enhance and / or help provide additional transport services and infrastructure.

7.19 Further growth at the tier 1 and tier 2 settlements might support localised infrastructure improvements but would be less expansive. Depending on the distribution, it could also put pressure on certain settlements, but this is an uncertainty. The lower tier settlements also have more limited access to the District's employment and service offers, so overall, **neutral effects** are predicted for Option G.

7.20 Option H involves an additional 500 units in the green belt for the Tier 1 and Tier 2 settlements.

7.21 Development may provide opportunities to enhance existing transport infrastructure and services, but the remoteness of settlements is more likely to outweigh any such benefits. Therefore, option H is predicted to have **minor negative effects** on transport.

Settlements

7.22 Options A, B, C, D and E all propose a growth of 1260 units in plan period (3000 total) based on one new settlement. Option F and G propose two new settlements (2520 units in plan period and 6000 total) and option H proposes three new settlements (3780 units in plan period and 9000 total).". There are three potential sites for the new settlements; a site to the east of former Stillingfleet mine site and the Airfield sites at Church Fenton and Burn. The Church Fenton Airfield site is located halfway between Tadcaster and Sherburn in Elmet and is therefore close to services and strategic employment sites such as Sherburn 2, Gascoigne Wood Interchange and Olympia Park. The Burn Airfield site is a 3.6-mile drive away from Selby Town with good access to the highway network through the A19 and A63 and 4.5 miles to the M62. The Stillingfleet site is relatively remote from the main strategic employment sites in the District. However, a new settlement on this scale could help improve transport links in these parts of the district. Therefore, all options are likely to have favourable effects on transport.

7.23 Options A, B, C, D and E propose one new settlement which is predicted to have **minor positive effects**. Options F and G propose two new settlements, and these are predicted to have **moderately positive effects** as two new settlements will likely provide even greater scope for new transport infrastructure. The three new settlements proposed under option H are more likely to produce **major positive effects** on transport due the substantial potential for new transport infrastructure and services which would improve transport links in these parts to the rest of the district.

Tier 1 and 2 Villages

7.24 Given the lower levels of services and employment and relative remoteness of these locations; the existing transport infrastructure and service are less likely to accommodate the additional pressures of substantial growth.

- 7.25 Distributing growth across the villages may produce piecemeal improvements in transport services but the growth is unlikely to produce the economies of scale required to produce substantial new transport infrastructure that larger scale developments can engender. Growth in such locations is also more likely to encourage car trips and longer travel distances.
- 7.26 Options A and H propose the lowest growth; around 1500-1650 new homes across Tier-1 and Tier-2 villages.
- 7.27 The moderate levels of growth can potentially lead to minor improvements in local transport services but unlikely to offer scope for new infrastructure and services and therefore are predicted to have **neutral effects** on transport.
- 7.28 All remaining options allocate higher levels of growth to Tier 1 and Tier 2 villages with option F proposing the highest growth of around 350 dwellings per Tier-1 village. The existing transport infrastructure within these villages is unlikely to support such substantial levels of growth; the additional traffic generated is also likely to involve increases in car travel. Therefore, options G and F are predicted to have **moderate negative effects** on transport in Tier-1 and Tier-1 villages. The remaining options are predicted to have **minor negative effects** on transport as they would likely strain existing transport services and infrastructure whilst lacking the scale required to facilitate new infrastructure.

Smaller Villages

- 7.29 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on transport due to the small scale of development that's likely to result.

Summary effects matrix: Transport								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Tadcaster	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Sherburn in Elmet	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Expansion	Light Green	Light Green	Blue	Light Green	Light Green	Light Green	Light Green	Light Green
New Settlement(s)	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Dark Green
Green Belt	Blue	Blue	Blue	Blue	Light Green	Blue	Blue	Yellow
Villages	Blue	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Yellow
Overall	Light Green	Blue	Blue	Blue	Light Green	Light Green	Light Green	Light Green

Summary: Needs-led growth

- 7.30 Overall, Option A is predicted to have **minor positive effects**. The majority of growth would be in accessible locations, and strategic growth at Eggborough and a new settlement could help to improve transport links in these parts of the district.
- 7.31 Whilst some development in less accessible locations is still involved; this does not outweigh the positive effects that ought to arise.
- 7.32 Options B, C and D disperse growth to a greater extent (though Option D directs more towards Tadcaster and Sherburn in Elmet , which are also well serviced). As a result, the potential for new development to be positively located and promote sustainable travel is more limited. Though some benefits could still arise from settlement expansion and a new settlement, the negative effects associated with this dispersal mean that the effects are likely to be **neutral** overall.

Summary: Higher growth

- 7.33 Each of the higher growth options should bring greater potential for investment in infrastructure. This is especially the case for strategic developments, of which the higher growth options involve.

- 7.34 All three higher growth options also focus a large amount of growth to Selby, and as discussed above this should support sustainable patterns of travel.
- 7.35 Option F involves a lot of growth in less accessible settlements too though, and this offsets the positives to an extent. Therefore, overall **minor positive effects** are predicted.
- 7.36 Option H involves three new settlements, that should help to secure investment in strategic infrastructure, develop sustainable communities that promote active travel, and also help to support surrounding settlements. This is a significant positive effect. However this option involves 500 dwellings on Green Belt sites in locations that are likely to be less accessible. Coupled with growth within the Tier 1 and 2 settlement urban areas, this offsets the positives somewhat. Therefore, only **moderate positive effects** are predicted overall.
- 7.37 Option G has similar effects, but the new settlement opportunities are slightly reduced compared to option H. Instead, urban extensions of a smaller scale are involved at Green Belt sites around Tier 1 and 2 settlements (1000 dwellings). Whilst these could still support some infrastructure, it would be less expansive, and several settlements have relatively limited access to the district's employment and services. Therefore, **minor positive effects** are predicted overall.

8. HISTORIC ENVIRONMENT

- 8.1 The SEA objective for the historic environment⁴ is to; protect, conserve and enhance heritage assets, including their setting, significance and contribution to the wider historic landscape and townscape character and cultural heritage of the District.
- 8.2 In this context the effects of development should be considered in terms of their contribution to the maintenance and enhancement of historic character and cultural heritage through design, layout and setting of new development. Developments that are likely to promote access to heritage assets for visitors and residents are also likely to score favourably if done so in a sensitive way.

Selby Town

- 8.3 Selby Town Conservation Area (CA) forms the core of the historic market town with Selby Abbey (Grade I listed) being the focus of the townscape, dominating as it does, views into and across the area. The townscape is intercepted and influenced by the River Ouse with its historic quays and crossings. Some industrial buildings associated with the river survive such as the early twentieth century Westmill flour mill, which is a prominent feature of the skyline. There are three further conservation areas adjacent to the Selby Town CA; Armoury Road and Brook Street CA; Leeds Road CA and Millgate CA. The Millgate CA is an early nineteenth century historic suburb and Leeds Rd CA extending out along an arterial route into Selby. The Leeds Road CA lies immediately west of the Selby Town CA on the A1238 to Leeds forming a key suburban extension to the town dating to the mid-twentieth century⁵. These four CA's include over a hundred and twenty listed (mainly Grade II) buildings. There is one Scheduled monument in the form of the Abbey Staithe site (also on the heritage at risk register). A fourth Conservation Area is allocated at Armoury Road and Brook Street. However, in the Conservation Area Appraisal, it is recommended that this area is de-designated due to the substantial erosion of character that has already taken place in this area.

⁴ AECOM report Selby Local Plan Sustainability Appraisal Scoping Report Jan.2020; <https://www.selby.gov.uk/localplan>

⁵ SDC report Leeds Road Conservation Area Appraisal (Nov. 2020); <https://www.selby.gov.uk/conservation-areas>

- 8.4 The development sites proposed under the various options utilise combinations of four residential sites and the employment site at Olympia Park. The largest proposed site at Cross Hills Lane abuts the Leeds Road CA at the south eastern boundary of the site (figure 1). This can potentially affect part of the CA between Armoury Rd and White Lodge. However, there is around a 100m buffer between the edge of site and the listed buildings in this part of the CA (Selby College, St Marys Church and a listed barn). The substantial size of this site should provide plenty of scope for mitigation measures such as planting and screening if required.
- 8.5 The north eastern part of the site overlooks several grade II listed buildings, Hempbridge Farmhouse and two Barns, at Flaxley Road.
- 8.6 The buildings are currently in a rural setting facing expansive, flat, agricultural fields, placing a large-scale development just across the road from these heritage assets can potentially have unfavourable effects on their setting. However, the size of site offers scope for the inclusion of buffers and sensitive landscaping to lessen negative effects.
- 8.7 The former Rigid Paper site on Denison Rd is adjacent to the Grade II listed buildings of the Selby Canal Lock House and Bridge house, at the north western corner of the site. Redeveloping this brownfield site can potentially have positive effects provided the development is sensitively designed so as to protect and enhance the assets and their setting. This can potentially help make the heritage assets more accessible to residents and visitors. None of the remaining sites proposed, overlap heritage assets or CAs. However, due to the high number of heritage assets within the Town it is likely there will be some residual unfavourable effects on the historic environment due to the scale of development proposed. Similarly, the land west of Bondgate Site faces a Grade II listed building; Mount Pleasant, an early-mid C19, Brown brick building. Again, development here (9-35 units) is predicted to have potentially unfavourable effects on the heritage asset, although the existing mature trees on site will help mitigate impacts on the setting of this heritage asset.
- 8.8 Options A, F, G and H, involve the highest levels of growth in Selby Town, allocating 1750 to 2050, new dwellings. Although the substantial scale of growth proposed can potentially have negative impacts on the numerous heritage assets here, there is substantial scope for mitigation, particularly on larger sites. Some positive effects are also anticipated from redeveloping brownfield sites such as the Rigid Paper site which can help protect and enhance heritage assets of Selby Canal Lock House and Bridge house. Overall these options are predicted to have **minor negative effects** due to the scale of growth proposed in this particularly sensitive, heritage rich area.

- 8.9 Options B, C, D and E involve a lower level of growth of 550 units within Selby Town. These are again likely to have unfavourable effects on the historic environment due to the area's rich historical and architectural heritage. Although the development is reduced in scale, the smaller sites are likely to provide less scope for mitigation. Therefore, options B, C, D and E are also predicted to have **minor negative effects** on the historic environment.

Tadcaster

- 8.10 Tadcaster enjoys rich historical and architectural heritage assets. Heritage assets include the 12th century St Mary's Church, the 13th Tadcaster motte and bailey castle (an ancient monument) and the 15th century Ark. There are several historical buildings associated with the Breweries industry dating back to the 18th century.
- 8.11 The majority of the centre of town (between Wetherby Road and the river Wharfe) is a conservation area (CA). The CA contains around 40 Grade II listed buildings and 3 Grade II*.
- 8.12 The sites assumed for development in the strategic options include the Chapel Street Car Park, a site in the centre of the conservation area allocated for a high-density development of up to 43 dwellings.
- 8.13 This brownfield site is surrounded by over a dozen listed buildings. The largest site proposed (up to 248 units) is at Mill Lane adjacent the river Wharfe and partially overlapping the conservation area.
- 8.14 With the exception of Option E, all options involve 400 new homes in total. Due to the sensitivity of the area and the numerous heritage assets it is likely that development will have some adverse effects on the historic environment. Conversely, redeveloping brownfield sites can potentially help enhance the setting of these assets. Overall, the smaller plot sizes and relatively dense development mean there is less scope for mitigation therefore all options can potentially lead to **moderate negative effects** on the historic environment. It will be important to minimise the scale, massing and height of buildings to ensure that new development does not have negative effects. An important consideration is the heritage-led approach that is proposed for Tadcaster for the options. This makes it less likely that negative effects will arise and creates the opportunity for positive effects.
- 8.15 Option E allocates an additional 200 dwellings in the green belt. The effects of this additional allocation are discussed below under green belt release.

Sherburn in Elmet

- 8.16 Sherburn in Elmet has fewer heritage assets compared with Selby Town and Tadcaster. There are five listed buildings along Moore Lane and Church Hill, including the Grade I listed Church of All Saints. These are relatively distant (over 800 m) from the proposed development sites involved for each of the options.
- 8.17 Six of the options (A, B, C, D, F, and H) involve the same level of growth in this location; 300 dwellings located at Land adjacent to Prospect Farm, Low Street. Development here is predicted to have **neutral effects** on the historic environment as it would not be in the vicinity of heritage assets or likely to affect setting.
- 8.18 Option E and G allocate an additional 500 dwellings at Sherburn in Elmet, the effects of this are discussed under the green belt release section below.

Settlement Expansion

- 8.19 All options except C, allocate 1350 dwellings at Eggborough, in the form of a settlement expansion. There are no designated heritage assets or conservation areas here.
- 8.20 Option C allocates a smaller growth of 400 units utilising a smaller portion of the same site. All options are predicted have **neutral effects** on the historic environment as the locations proposed are not in the vicinity of heritage assets and are not likely to affect setting.

Green Belt Release

- 8.21 Only Options E, G and H involve green belt release. Therefore, for the other five options (A, B, C, D and F) **neutral effects** are predicted with respect to heritage.
- 8.22 Option E proposes greenbelt release in Sherburn in Elmet (500 units) and Tadcaster (200 units).
- 8.23 The Sherburn in Elmet growth is predicted to have neutral effects as there are no heritage assets nearby.
- 8.24 Whilst more distant from the sensitive central areas of Tadcaster, Green Belt development could potentially have negative impacts on the setting of historic landscapes and on long range views of the town (depending upon the exact sites). As such, green belt development is also predicted to involve neutral effects. Therefore, option E is predicted to have **minor negative effects** on the historic environment.
- 8.25 Option G involves Green Belt release in Sherburn in Elmet (500 units), plus 1000 additional units of Green Belt land around Tier 1 and 2 settlements. The Sherburn in Elmet allocation will have neutral effects as discussed above.

- 8.26 The impacts of development across the Tier 1 and 2 sites is difficult to determine without knowing the precise locations. However, development would be located close to villages, and growth has the potential to affect the setting of assets directly, and also the approach to Conservation Areas.
- 8.27 Though there may be some flexibility to avoid such locations, it cannot be predicted with certainty that negative effects would be avoidable. Therefore, **moderate negative effects** on the historic environment are predicted.
- 8.28 Option H involves 500 additional units across villages on Green Belt site options, which provides greater flexibility to avoid negative effects on Tier 1 and 2 settlements (as the most sensitive locations can be avoided, and cumulative growth in any particular settlement could be lower). There are also lower levels of growth proposed within the urban limits of the Tier 1 and 2 settlements, so cumulative effects ought to be lower. As a result, only **minor negative effects** are predicted.

New Settlements

- 8.29 Options A, B, C, D and E all propose a growth of 1260 units in plan period (3000 total) based on one new settlement. Option F and G propose two new settlements (2520 units in plan period and 6000 total) and option H proposes three new settlements (3780 units in plan period and 9000 total). There are three potential sites for the new settlements; a site to the east of former Stillingfleet mine site and the airfield sites at Church Fenton and Burn.
- 8.30 The Church Fenton Airfield site contains several scheduled monuments; a collection of World War II RAF airfield defences; including fighter pens, a pillbox, two gun posts and a battle headquarters. Just over 700m west of the proposed development site is the centre of the village which includes six listed buildings including the Grade I listed Church of St. Mary the Virgin.
- 8.31 There are no heritage assets in or around the Burn Airfield site. The Stillingfleet site is adjacent to the Escrick conservation area at its eastern boundary. The latter contains several listed heritage assets including a historic park. The western boundary of the proposed development site is around a 1000m away from the Stillingfleet conservation area which includes several listed assets including the Grade I listed; Church of St Helen.

- 8.32 The site chosen here is important in terms of effects on cultural heritage. Whilst Stillingfleet and Burn sites could affect the character of settlements or listed buildings in the wider vicinity, mitigation ought to be possible and effects minor. However, the site at Church Fenton Airfield contains scheduled monuments and the effects could be more significant. There remains a choice at this scale of growth though. It should also be acknowledged that development at Church Fenton Airfield might actually involve productive uses for the assets, which could lead to protective factors in the longer term.
- 8.33 Option H which proposes three new settlements which will include the more sensitive Church Fenton Airfield site could therefore have **major negative effects**. There is uncertainty, relating to the potential for sites to be sensitively designed and make use of existing assets.
- 8.34 The remaining options, which have more flexibility in terms of location and thus more scope for mitigation, are predicted to have **minor negative effects** on the historic environment.

Tier 1 and 2 Villages

- 8.35 The majority of these locations contain heritage assets set in small scale village settings and therefore particularly sensitive to development. For example, Brayton conservation area which contains three listed buildings including a Grade 1 listed Church.
- 8.36 Thorpe Willoughby also has several heritage assets; four listed buildings and Scheduled Monument (Thorpe Hall). Similarly, Riccall has a rich historic environment with a conservation area covering most of the centre of the village and a Scheduled Monument.
- 8.37 Tier-2 villages also enjoy rich historic environments; Appleton Roebuck's conservation area contains eight listed buildings and a Scheduled Monument. Hemingbrough also has a conservation area and a dozen listed buildings. Carlton has a dozen listed buildings and a historic park.
- 8.38 Options A and H propose the lowest growth; 1510-1660 new homes across Tier-1 and Tier-2 villages combined.
- 8.39 Some of the potential site options are close to or adjacent to heritage assets and therefore can potentially have some unfavourable effects, particularly in view of the smaller setting of the urban area, where scope for mitigation could be more limited.

8.40 Therefore, these options are predicted to have **minor negative effects** on the historic environment.

8.41 Options B, D, E and G propose higher levels of growth and therefore predicted to have **moderate negative effects**.

8.42 Options F and C allocate the highest levels of growth. At this level of growth options C and F are predicted to have **major negative effects** on the historic environment as the scale of development is likely to overwhelm the existing historic and architectural heritage within these villages.

Smaller Villages

8.43 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on the historic environment due to the small scale of development that’s likely to result.

Summary effects matrix: Historic Environment								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Tadcaster	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
Sherburn in Elmet	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Expansion	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
New Settlement(s)	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Red ?
Green Belt	Blue	Blue	Blue	Blue	Yellow	Blue	Brown	Brown
Villages	Yellow	Brown	Red	Brown	Brown	Red	Brown	Yellow
Overall	Yellow	Yellow	Brown	Yellow	Brown	Red ?	Red ?	Red ?

- 8.44 Overall, it is difficult to rank the options in terms of preference against the historic environment SA theme. All options are predicted to have potential negative effects through directing development to areas in that are sensitive in terms of the historic environment; albeit in different areas of the district.
- 8.45 It is considered that as the level of growth increases so does the potential for significant effects. However ultimately, effects will be dependent on the design/ layout of development as well as the implementation of mitigation measures.
- 8.46 The main differences are discussed below:

Summary: Needs-led growth

- 8.47 Option A focuses the most growth in Selby (along with higher options F, G and H). This is a sensitive settlement, but most of the site options are on the urban periphery. Whilst negative effects are still likely, they are more likely to be minor in nature. The regeneration of brownfield sites could also lead to some improvements in townscape. The level of growth at the smaller settlements is also smaller under this approach, helping to avoid negative effects there. The other elements of this approach are large scale developments at Eggborough (which ought to be possible without generating significant effects), and at one new settlement. The site chosen here is important in terms of effects on cultural heritage. Whilst Stillingfleet and Burn sites could affect the character of settlements or listed buildings in the wider vicinity, mitigation ought to be possible and effects minor. However, the site at Church Fenton Airfield contains scheduled monuments and the effects could be more significant. There remains a choice at this scale of growth though. Overall, **minor negative effects** are predicted.
- 8.48 Whilst the effects in Selby Town might be less significant for Options B, C, D and E, it is perhaps more difficult to avoid the negative effects arising in locations where settlements are small scale and any change might be difficult to accommodate without affecting their character.
- 8.49 For this reason, Option C records **moderate negative effects** overall as a large amount of growth is directed to the tier 1 and 2 settlements.
- 8.50 Options B and D spread growth to the tier 1 and 2 settlements to a lesser extent, whilst also avoiding large amounts of growth at Selby and Tadcaster. As such, **minor negative effects** are predicted overall.
- 8.51 Option E directs greater levels of growth to Tadcaster and Sherburn in Elmet and involves higher growth overall than A-D. Tadcaster is sensitive to change, whilst the large scale of growth involved at Sherburn in Elmet would be likely to affect the historic setting of several listed buildings, and potentially the nearby Scheduled Ancient Monument. As a result, **moderate negative effects** are predicted overall.

Summary: Higher growth

- 8.52 The higher growth levels involve increased pressures on multiple settlements, and hence **major negative effects** are more likely to arise.
- 8.53 Though Option H places much growth at the new settlements, one of these is sensitive and would definitely be involved. The release of Green Belt land could also be associated with sensitive historic landscapes or the setting of rural buildings. Therefore, the potential for **major negative effects** overall is recorded.
- 8.54 Option G is predicted to have potential **major negative effects** as the combination of relatively high levels of growth in the Tier 1 and 2 villages, and Green Belt release around these settlements could generate major negative effects on character.

9. HEALTH

- 9.1 The SEA objective for health⁶ is to; *improve the physical and mental health and wellbeing of Selby residents and reduce health inequalities across the District*. Although deprivation in the District is relatively low, parts of Selby fall into the highest 20% and 10% deprived locations in England. Focusing housing and investment in these locations is therefore likely to have particularly beneficial effects on health. Other beneficial initiatives include; improving access to high quality health facilities, multifunctional green space, sports and recreation facilities.

Selby Town

- 9.2 Generally, the town has low levels of deprivation with small pockets of deprivation in the 10% to 20% most deprived areas in England. The provision of a mix of affordable housing targeted at the more deprived areas is likely to be beneficial. Furthermore, there is an increasingly ageing population in the District therefore the provision of a mix of smaller dwellings and homes adapted for older residents is likely to produce positive outcomes. As the main service centre in the District, the town enjoys comparatively good provision of health facilities including New Selby War Memorial Hospital, numerous pharmacies, GP and dental surgeries.
- 9.3 Therefore, focusing growth in Selby Town is likely to have favourable effects on health as it offers greater scope for the provision of affordable housing and concentrated growth in an area with good existing health infrastructure. It also serves to facilitate investment in new health and community facilities.
- 9.4 Options A, G and H, each propose 1750 new dwellings within Selby Town, whilst option F involves the highest growth here at 2050 units. Growth is assumed to be distributed across four residential sites. The substantial scale of the proposed development is likely will help provide a mix of housing types and tenures including affordable housing. The growth proposed is also likely to facilitate investment in existing and new health and recreational community infrastructure. The larger sites such as, at Cross Hills Lane, provide scope for including multifunctional, interconnected green space and active travel infrastructure such as walkways and cycle routes. Therefore, these options are predicted to have **major positive effects** on health.

⁶ AECOM report Selby Local Plan Sustainability Appraisal Scoping Report Jan.2020; <https://selby-consult.objective.co.uk/kse/event/35204>

- 9.5 Options B, C, D and E involve a lower level of growth of 550 units within Selby Town. These allocations are also predicted to have favourable effects due to proposed development being close to health care provisions and community infrastructure. However, these are likely to have a smaller positive effect due to the lower scale of development proposed which is less likely to produce new infrastructure investment. Therefore, options B, C, D and E are predicted to have **moderate positive effects** on health.

Tadcaster

- 9.6 Tadcaster has the second largest retail and services offering after Selby Town. Therefore, development in Tadcaster is likely to benefit from existing health facilities and services and potentially engender improvements to local healthcare provision. The proposed Community Sports Hub development at the London Road site is also likely to produce favourable effects on health. All options involve at least 400 new homes. Therefore, **moderate positive effects** on health are predicted.
- 9.7 Option E allocates an additional 200 dwellings in the Green Belt. The effects of this additional allocation are discussed below under green belt release.

Sherburn in Elmet

- 9.8 Sherburn in Elmet is one of the main three settlements in the District with third largest centre. This large settlement has a good range of facilities. Six of the options (A, B, C, D, F, and H) involve the same level of growth in this location; 300 dwellings most likely to be located on Land adjacent to Prospect Farm, Low Street. Developments are likely to benefit from the healthcare facilities and community infrastructure and potentially lead to improvements in these provisions through additional investment. Therefore, **minor positive effects** are envisaged for these options. Options E and G allocate an additional 500 dwellings at Sherburn in Elmet, the effects of this are discussed under the green belt release section below.

Settlement Expansion

- 9.9 All options except C, allocate 1350 dwellings at Eggborough, in the form of a settlement expansion. The scale of development proposed is likely to include new education infrastructure and multifunctional green space. Eggborough has three GP surgeries serving 12,000 residents. The scale of investment proposed may facilitate expansion of existing services. Therefore, these options are predicted have **moderate positive effects** on health.
- 9.10 Option C allocates a smaller growth of 400 units utilising. This level of growth is also likely to support investment in services but unlikely to engender new ones. Therefore, this option is predicted to have **minor positive effects** on health.

Green Belt Release

- 9.11 Only Options E, G and H involve green belt release. Therefore, for the other five options (A, B, C, D and F) **neutral effects** are predicted with respect to transport.
- 9.12 Option E proposes greenbelt release in Sherburn in Elmet (500 units) and Tadcaster (200 units). Both locations potentially benefit from the existing healthcare and social infrastructure at these locations therefore **minor positive effects** are predicted on health.
- 9.13 Option G also allocates 500 units in the green belt at Sherburn in Elmet and 1000 units around Tier 1 and 2 settlements. The Sherburn in Elmet allocation is likely to have positive effects on health due to the range of services already in place. However, additional growth in Tier 1 and 2 settlements is likely to put pressure on facilities without being able to support capacity here therefore likely to have minor negative effects on health. Therefore, option G is predicted to have mixed effects on health.
- 9.14 Option H also allocates 500 units on Green Belt land surrounding Tier 1 and 2 villages. As a result, **minor negative effects** are predicted.

New Settlements

- 9.15 The scale of growth proposed for the new settlements is likely to eventually provide new social and healthcare infrastructure and services. The scale of site(s) proposed also makes the provision of open and multifunctional green spaces possible. New settlements are likely to provide greater scope for incorporating active travel infrastructure such as walkways and cycle ways. Therefore Options A, B, C, D and E, which propose one new settlement are predicted to have **moderate positive effects** on health. Whilst options Option F and G, which involve two new settlements and option H with its three new settlements, are predicted to have **major positive effects** on health as they offer greater scope for new open space and health supporting infrastructure in more than one location.

Tier 1 and 2 Villages

- 9.16 Given the lower levels of services and relative remoteness of some of these locations; existing health and social infrastructure and services are unlikely to meet the additional pressures of growth proposed. Distributing growth across the villages may produce piecemeal improvements in some services but the growth is unlikely to produce the economies of scale required to produce substantial new investment in infrastructure that larger scale developments can engender. In some location this has the potential to strain existing healthcare provisions.

9.17 Options A and H propose the lowest growth; around 1510-1660 new homes across Tier-1 and Tier-2 villages. The moderate levels of growth may help support existing local health and social services and potentially generate improvements though it's unlikely to engender new services. Therefore, these options are predicted to have **minor positive effects** on health.

9.18 All remaining options allocate higher levels of growth to Tier 1 and Tier 2 villages with option F proposing the highest growth. The existing health infrastructure within these villages is unlikely to support such substantial levels of growth; the additional growth could therefore strain local health infrastructure. Pressures on existing green space and amenity are also likely to produce unfavourable effects on health. Therefore, these options are predicted to have **moderate negative effects** on health overall.

Smaller Villages

9.19 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on health due to the small scale of development that's likely to result.

Summary effects matrix: Health								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Green	Light Green	Light Green	Light Green	Light Green	Green	Green	Green
Tadcaster	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Sherburn in Elmet	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
Expansion	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
New Settlement(s)	Light Green	Light Green	Light Green	Light Green	Light Green	Green	Green	Green
Green Belt	Blue	Blue	Blue	Blue	Light Green	Blue	Yellow	Yellow
Villages	Light Green	Orange	Orange	Orange	Orange	Orange	Orange	Light Green
Overall	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Green

Summary: Needs-led growth

- 9.20 Each of the options involves the same level of growth overall, and in this respect, the need for health care across the district is the same. However, some locations for growth are currently better serviced by health care or can be improved. In terms of inequalities, the majority of the District experience low levels of multiple deprivation, with parts of Selby falling into the highest 20% and 10% deprived locations in England. A focus on housing in these areas ought to provide benefits in terms of inward investment, improvements to local schools and GP provision and new open space / recreational facilities. In locations that are well serviced it may also be easier to support walking and cycling, which is good for health.
- 9.21 In this respect, Option A performs most positively, as it involves targeted growth at Selby Town. Each of the options also involves growth at Eggborough (to varying extents). The scale of growth involved for options A, B, D and E ought to help support a new primary school and contributions to healthcare at Eggborough urban extension. This is positive for these options.
- 9.22 For Option C, the scale of growth at Eggborough urban extension might not be sufficient to create economies of scale, and so effects would be less positive, or potentially negative if the pressure on local facilities is overwhelming.
- 9.23 Growth at the tier 1 and 2 villages could lead to mixed effects. On one hand it brings affordable housing and could lead to some improved facilities locally at higher levels of growth. However, the general picture will be one where new development is placed in areas that have poorer access to healthcare and other public services.
- 9.24 In terms of access to green space and recreational opportunities, the majority of development involved under any option would involve land that is currently not in use by the public. Development could therefore perhaps lead to some improvements in access to useable greenspace, particularly on larger strategic developments and new settlements. Where development is piecemeal, and small-scale, it is less likely that strategic improvements would be achieved, but there could be impacts on the amenity value of land that local residents oppose.
- 9.25 Each option involves a new settlement. At the scale involved, the range of facilities could be supported, as well as access to new open space. However, it is unlikely that new healthcare, secondary education would be viable in the Plan period (unless front-loaded).

- 9.26 Overall, Option A is predicted to have **major positive effects**. On one hand it directs growth to areas where investment is most needed to rectify health and deprivation issues. It also ensures that the majority of development has good access to services and offers potential to improve green infrastructure through Selby Town, Eggborough and at a new settlement in particular. Some negative effects are likely to occur as some communities may experience amenity concerns and some development would be in less accessible locations. However, these are not likely to outweigh the overall benefits.
- 9.27 Option C directs much of the growth to tier 1 and 2 settlements, which is positive in terms of inward investment and affordable housing. The scale involved at each settlement would not likely support new facilities. In some instances, growth might be possible to accommodate but in others it would put pressure on existing services. There would also be a wider range of amenity issues experienced across the district by multiple communities. In terms of greenspace, the potential for enhancements at smaller settlements would be higher for this option, and access to the countryside would be good. On the flip side, there would be fewer strategic large-scale developments under this approach. This would mean opportunities for comprehensive new communities would be missed. Therefore, overall, a **minor positive effect** is predicted.
- 9.28 Options B and D involve considerable dispersal too, and so the effects are similar to Option C. However, the degree of dispersal is lower as both also involve the Eggborough extension. Overall, these are predicted to give rise to **moderate positive effects**.

Higher Growth

- 9.29 At a higher level of growth, the benefits that development can bring would be felt in Selby urban area for all three options. There would also be positive effects associated with settlement expansion and new settlements (of which there would be 2 or 3). In this respect, **major positive effects** are likely for each option.
- 9.30 However, for Option F, large amounts of growth would be directed to the rural areas and could possibly put pressure on facilities without being able to support capacity in those settlements themselves. This offsets the positive effects elsewhere, and so overall, **moderate positives** are recorded for Option F.
- 9.31 This is also the case for Option G. Whilst it directs less growth to Tier 1 and 2 settlements themselves, it would involve large amounts of Green Belt release around these areas.
- 9.32 Option H involves a lower level of dispersal overall to the Tier 1 and 2 settlements (be it within the settlements themselves, or on surrounding Greenbelt land). Therefore, the **major positive effects** arising elsewhere are also recorded overall at a District level.

10. AIR QUALITY

- 10.1 Selby Town is the largest town in the District with a population of approximately 17,299 and is surrounded by a number of satellite villages. It is the main shopping centre and hub for housing, employment and other local facilities, including leisure, education, health, and local government. Selby Council undertook an assessment of nitrogen dioxide concentrations along New Street in March 2015 and subsequently designated an air quality management Area (AQMA) along New Street, in Selby Town Centre, as an AQMA in in early 2016.
- 10.2 The Council's Air Quality Annual Status Report 2020⁷ states that monitoring results for 2019 have shown a reduction in Nitrogen dioxide at 77% of the monitoring locations compared with 2018. However, within the AQMA; 73% of monitoring locations showed a reduction in NO₂ concentration (by 4.9%). However, the remaining 27% of locations showed an increase in NO₂ concentration (by 3.8% on average). Furthermore, the levels of NO₂ recorded at some locations exceeded national health standards.
- 10.3 No monitoring of ultra-fine particulate (PM₁₀ and PM_{2.5}) levels is currently undertaken within the District. However, based on data from neighbouring York, the report infers that the objectives for PM₁₀ are currently being met in Selby.
- 10.4 The report also concludes that that the current levels of PM_{2.5} within the District are below the EU set annual average concentrations limit of 25µg/m³; again this is based on data from neighbouring York where the concentrations of PM_{2.5} were found to be well below the EU limit (concentrations measured at 3 York sites were 11.1µg/m³, 9.8µg/m³ and 7.6µg/m³).
- 10.5 Air quality impacts are likely to arise during the initial phases of development such as; groundworks, construction/ demolition works. Once new homes are completed, and new residents move in; there will be an associated increase in vehicular traffic both in the vicinity of new developments and throughout the local roads network. This could potentially lead to congestion and build-up of vehicular pollutants such as nitrogen oxides, carbon monoxide, and particulates. Such impacts are particularly significant in areas where air quality is known to be relatively poor e.g. within or adjacent to the Air Quality Management Area (AQMA). Furthermore, new development should not be located within poor quality areas or an AQMA if this would expose residents to air pollution.
- 10.6 The majority of the strategic options would involve development at the same set of sites within Selby Town. In the main these sites are in urban or intraurban locations and include Brownfield, or previously developed land (PDL), such as; the former Rigid Paper site, the Industrial Chemicals site and the Olympia Park site. The latter is allocated as an employment site.

⁷ Selby District Council 2020 Air Quality Annual Status Report (June 2020)

10.7 Three different levels of growth are tested across the options. Options A, F, G and H all involve the highest levels of growth at 1750 (A, G, H) to 2050 (F) dwellings. The sites involved under these options are;

- Cross Hills Lane Selby (SELB-BZ); at 80.4ha this is the largest site allocated for development within Selby Town. The Eastern most point of the site is around 700m (as the crow flies) from the AQMA on New Street and around 1.2 miles by via the road network. The site has the capacity to provide up to 1270 dwellings; this is to comprise mixed development including residential, open space, leisure and education. The scale of development will inevitably lead to increased vehicular traffic and this is likely to impact air quality due to the associated emissions such as nitrogen dioxide and particulates. On the other hand, the size of the site creates opportunities for viable public transport services and active travel infrastructure, such as cycle routes and walkways. The Preferred Options Local Plan includes the provision of services such as education, employment and retail within this site which is likely to reduce the need to undertake car journeys to areas further afield. The Preferred Options Local Plan also proposes to provide a new distributor road connecting the A63 Leeds Rd to Cross Hills Lane and Flaxley Rd, which is likely to reduce the development's traffic impacts on the AQMA.
- The former Rigid Paper site (SELB-AG), Denison Road, Selby is a 7.5ha site located nearest to the AQMA; at distance of around 507m as the crow flies (figure 2) and around 1.2 miles by road (shortest route). The site is allocated for up to 330 dwellings. The volume of additional traffic created by the new development is likely to be substantial due to the number of proposed dwellings. The additional number of road trips generated would increase traffic in the area and would require effective mitigation measures in order to avoid exacerbating air quality at the New Street AQMA and surrounding areas. On the other hand, the site's proximity to Selby Town Centre and its services, employment and retail offer can potentially help reduce the need to travel by private vehicles to these services, particularly if effective active travel infrastructure is secured (e.g. foot paths and cycle routes) linking the development to the town centre. Furthermore, the size of the site is likely to provide opportunities for sustainable travel infrastructure such as cycle ways and green walkways linking it to the town centre.
- The Industrial Chemicals, Canal View site (SELB-B) is a 14.3ha site that could accommodate up to 450 dwellings. This site is 635m (as the crow flies) from the AQMA and 0.6 miles by the by road (via shortest route). The site is bound by the railway on the west and the Canal on the East with Canal View linking it to Bawtry Rd. at the upper most boundary of the site. This site again is close to retail, services and employment centres both within Selby Town Centre and the Three Lakes retail park. This will potentially reduce the number of car journeys required by local residents to access such services.

- 10.8 However, the scale of development proposed will lead to an increase in the number of vehicles on local roads and therefore potentially lead to increased air pollution due to increased vehicular emissions.
- 10.9 The land west of Bondgate (SELB-D) site is a 0.27ha site allocated for up to 9 dwellings. The site is 1,024m (as the crow flies) and 0.7 miles by road from the AQMA. This site is likely to have neutral effects on air quality due to the smaller scale of development proposed and being over 1km away from the AQMA.
- 10.10 The site at Olympia Park is a 60.4ha site allocated to provide 14ha of employment development. The site is around 886m from the AQMA (as the crow flies) and 1.4 miles through shortest road route. The development will comprise class B1, B2 and B8. The site already contains some warehousing and storage operations, the additional development (use class-B8) may lead to an increase in HGV traffic through the local road network. However, SDC's Air Quality Action Plan (AQAP) includes several measures that should mitigate for this impact. These include enforcing weight limits on vehicles passing through New Street.
- 10.11 All the sites are all over 500m from the AQMA; the threshold set in the Site Appraisal Framework⁸. However, the combined impacts of development on the sites allocated are likely to have an additive adverse effect on air quality. The scale of proposed growth (1750 units for options A, F, G and 2050 for option F) will lead to an increase in the number of car journeys within Selby Town and the associated emissions will adversely affect air quality, particularly at traffic pinch points. However, all the sites are within short distances from the major service, employment and retail centres which can facilitate less reliance on private vehicles and encourage active modes of travel such as walking and cycling. Furthermore, the scale of development is likely to create opportunities for viable, public transport and active travel (walking and cycle routes) provision. Therefore Options A, F, G and H are predicted to have a **moderately negative effect** on air quality at least in the short to medium term.
- 10.12 Options C and D involve the lowest level of growth, within Selby Town, allocating 550 dwellings in total. These options also involve the former Rigid Paper site, the Industrial Chemicals Ltd site, the land west of Bondgate site and the Olympia Park employment site. Options C and D do not utilise the Cross Hills Lane site. The combined impacts of developing these sites would result in increased car journeys with an associated increase in vehicular emissions.

⁸ AECOM report; Selby Local Plant Sustainability Appraisal Scoping Report Jan. 2020; <https://www.selby.gov.uk/localplan>

10.13 On the other hand, placing development in the vicinity of main the main centres of employment, retail, services and social infrastructure (e.g. schools and health facilities) would reduce distance travelled by residents to access such services. It would also encourage the use of public transport and active travel modes such as walking and cycling.

10.14 Therefore, Options C and D are predicted to result in a **minor negative effect** on air quality due to the smaller scale of growth proposed.

10.15 Options B and E also involve 550 dwellings each. These options utilise the Cross Hills Lane site and Olympia Park site (employment). The Cross Hill Lane site is the largest within Selby Town. It is around 700m (as the crow flies) from the AQMA on New Street and around 1.2 miles by road. As discussed above, this site is to comprise mixed development including residential, open space, leisure and education. Whilst the increased vehicular traffic is likely to impact air quality due to the associated emissions; the provision of services such as education, employment and retail within this site which is likely to reduce the need to undertake car journeys. The site creates opportunities for viable public transport services and active travel infrastructure, such as cycle routes and walkways. The proposed new distributor road connecting the A63 Leeds Rd., to Cross Hills Lane and Flaxley Rd, is also likely to reduce the development's traffic impacts on the AQMA. However, the combined effects of development here with the employment development at Olympia park are predicted to have **minor negative effects** on air quality, due to the additive effects of the large-scale development at Cross Hill Lane and the commercial/ Industrial development (likely to include warehousing thus HGV traffic generating).

Tadcaster

10.16 Tadcaster is the second largest centre with a population of around 7,854. It has the second largest retail and services offering, after Selby town, with a range of community facilities which also serves the wider rural communities. The brewing industry plays an important role in the local economy. Tadcaster is set in undulating countryside surrounded by the Green Belt. There are no AQMAs within Tadcaster and the town itself lies approximately 11 miles (as the crow flies) from the New Street AQMA in Selby Town.

10.17 With the exception of Option E, all remaining options involve the same level of growth in this location of 400 homes which would be split across 6 sites. In addition to these sites, Option E includes a further 200 units in the Green Belt. The sites involved for development under options A, B, C, D, F, G and H are;

- The Mill Lane site (TADC-I) is a 3 ha, mixed brown field / green field, site with a planning application for 248 dwellings. The site lies to the east of the river Wharfe and would form a logical extension to adjacent residential areas. It is close to local services (supermarket,

retail, bus station and medical centre) with the main employment, services and leisure facilities located close by at Tadcaster's town centre, just across the river to the west.

- The land at Station Road (TADC-J) is 3.4ha site allocated for up to 104 dwellings. This site is close to the main employment, services and retail areas in Tadcaster and well served by public transport.
- The Chapel Street/Central Area Car Park (TADC-H) is a 0.7ha site for up to 43 dwellings. The site is in Tadcaster town centre, the majority of which is a council owned car park. The site, being in the town centre, is within the main retail, employment and service area in Tadcaster, it's also within short distance (320 meters) of the main bus station. There is no longer an operating railway station in Tadcaster; the nearest railway station is in Ulleskelf, a ten-minute bus journey away.
- The land off Hill Crest Court (TAD-AE) site is 1ha site for up to 30 dwellings. This is a greenfield site within the town's development limits, adjacent to residential areas. Again, being on the outskirts of the town centre, this site is very close to main services, retail and public transport services within Tadcaster.
- Two smaller sites for residential development are involved; the 1.2ha Fircroft and former Barnardo's Home site at Wighill Lane (TAD-AD) for up to 5 dwellings. The 0.3ha land to the rear of 46 Wighill lane and former Coal Yard for 17 dwellings. Both of these sites are within residential areas and close to local employment and services.

10.18 Option E adds additional development in the Green Belt on the edge of the existing settlement. Although development on Green Belt sites is likely to be further away from the main service and retail area at the centre of town, there are locations that are relatively close to existing built up areas and the town centre. There are also employment locations on the edge of the settlement that could be exploited.

10.19 There are no AQMAs in Tadcaster and the sites proposed are all within short distance of the Town Centre, employment areas and services which should reduce the need to travel by private vehicle. However, the proposed growth, under all options for Tadcaster, is predicted to have **minor negative effects** on air quality in the short term, as the scale of development proposed will lead to increase traffic and associated increase in GHG emissions.

Sherburn in Elmet

- 10.20 Sherburn in Elmet in Elmet lies 15km west of Selby town and is the District's third largest centre, with a population of 7,854. The settlement has seen a significant amount of housing and employment development over the last decade including the successful development of the Sherburn Enterprise Park.
- 10.21 All options propose at least 300 dwellings in Sherburn in Elmet, located at Land adjacent to Prospect Farm, Low Street. The 17.4ha site lies to the south-east, adjacent to the built-up edge of Sherburn in Elmet. There is a residential area just to the north of the site. The site is well served by local supermarkets, Schools and is 0.7 miles from the town centre.
- 10.22 There are two train stations within 0.4miles and 1.3 miles; South Milford and Sherburn in Elmet stations, respectively.
- 10.23 All of the options are predicted to have **minor negative effects** (in the short to medium term) on air quality as there are no AQMAs in the area and the development is well placed for access to local employment, retail and service centres within Sherburn in Elmet.
- 10.24 The scale of development should create opportunities for viable public transport routes; particularly to the two train stations at Sherburn in Elmet and South Milford.
- 10.25 Option E involves additional growth in the green belt (the associated effects are discussed below in the green belt section).

Settlement Expansion

- 10.26 Option C involves 400 units with the remaining options including 1350 units at Eggborough. The expansion could include mixed use development; (mostly residential) and integrated cycle paths and footpaths to the adjoining village. A new primary school and new train station gateway at Whitley Bridge, may also result. Growth here will inevitably lead to increased vehicular traffic and associated emissions. However, this is counteracted to some extent by the expansion being adjacent to an existing settlement which has existing residential development, local services, schools and retail. Any new cycle ways and foot paths should also encourage more active travel modes such walking and cycling.

10.27 The settlement is located over 1.25 miles from the nearest AQMA at Knottingley and 6.5 miles from the New Street AQMA in Selby town. Overall the settlement expansion under options on this site is predicted to have **minor negative effects** on air quality due to the scale of growth proposed and likely increase in GHG emissions. Option C will produce a smaller increase in GHG due to the lower level of growth, however it is also less likely to provide new sustainable travel infrastructure.

Green Belt Release

10.28 Only Options E, G and H involve green belt release. Therefore, for the other five options, neutral effects are predicted with regards to air quality.

10.29 Option G proposes the release of 1000 dwellings in Green Belt surrounding Tier 1 and 2 villages. It is unclear how the growth would be distributed. Large concentrations of growth in settlements could lead to poorer air quality, and if these have good road links to Selby, could possibly attract travel through the AQMA. However, there are many locations where growth would not directly affect Selby Town.

10.30 The Tier 1 and 2 villages are generally more remote from employment and services and therefore likely to result in an increase in private car journeys as residents would need to travel further to access such services.

10.31 In addition, Option G allocates a further 500 units at Sherburn in Elmet, an area lying within the West Yorkshire Green Belt.

10.32 As discussed above development here is likely to have minor adverse effects on air quality as the site is well connected to employment, services and social infrastructure. It does raise the overall amount of growth in this location, but pressures are unlikely to lead to major air quality issues. Overall, therefore Option G is predicted to have **minor negative effects** on air quality.

10.33 Option H is predicted to have **minor negative effects** on air quality as it involves 500 dwellings located in the green belt in Tier 1 and 2 locations that are less well connected.

10.34 Option E also allocates 500 units in Sherburn in Elmet and 200 units in Tadcaster. The Sherburn in Elmet allocation is predicted to have **minor negative effects** on air quality for the reasons discussed above (under Option G).

10.35 Although additional growth in Tadcaster would be further away from the main service and retail area at the centre of town there still ought to be relatively good links to employment and services. Therefore, Option E is predicted to have **minor negative effects** on air quality overall as the increase in traffic will be offset by the proximity to essential services, employment and social infrastructure.

New Settlements

- 10.36 Options A, B, C, D and E all propose a growth of 1260 units in plan period (3000 total) based on a new settlement. Whilst the final location of the new settlement has not been established; three potential sites are presently being considered. These comprise; the Burn Airfield, the Church Fenton Airfield and a greenfield site to the east of the former Stillingfleet mine. SDC has determined that the sites are of sufficient size to accommodate approximately 3,000 new dwellings including new local infrastructure requirements such as new schools, health facilities, recreation areas and shops.
- 10.37 The Church Fenton Airfield site is 6.4 miles from (as the crow flies) the AQMA at New Street. The site is close to Church Fenton and Ulleskelf and the employment and services at Sherburn in Elmet and Tadcaster. It is around 6 miles from Selby Town Centre and 11.5 miles from Leeds. The new settlement would include social infrastructure such as schools, health facilities, retail, recreation areas and new employment opportunities. Similarly, the Burn Airfield site is close to nearby employment and services at Selby, Eggborough and Brayton. It is well served by the highway network being adjacent to the A19 and just over half a mile from the A63. The new settlement would be developed through masterplan and would include amenity space, cycle paths and footpaths linking it with services in the new town and to nearby settlements. The new settlement would also include new schools, community and shopping facilities, employment land and a new train station.
- 10.38 The site to the east of the former Stillingfleet mine (land south of Escrick Rd.) comprises greenfield land of around 176 ha. The is adjacent to the A19 which links it to York in the North and Selby in the South. The site is over 5 miles from the New Street AQMA.
- 10.39 The site allows for substantial development, potentially up to 4000 dwellings (just over 1000 in plan period). The development would include new schools, employment opportunities as well health and retail facilities.
- 10.40 All three locations for the new settlement(s) are predicted to have unfavourable effects on air quality due to the scale of growth proposed. However, this will be offset to some extent by the onsite services and employment opportunities which should help reduce the need to travel further afield. Option A, B, C, D and E which involve one new settlement are predicted to have **minor negative effects** on air quality. The remaining options which propose 2 to 3 new settlements are predicted to have **moderately negative effects** on air quality due to the larger scale of growth proposed overall.

Tier-1 and Tier-2 Villages

10.41 These locations are generally remote from employment and service centres and therefore residents here would rely mostly on private cars as they travel further afield to access services and employment. The nearest locations to the AQMA are of Brayton, Barlby and Osgodby, each being around 1.5-1.8 miles away (as the crow flies). Although the locations are relatively far from the AQMA the growth proposed within is likely to lead to increased car journeys as residents travel further afield to access employment and services.

10.42 Option A and H involve the lowest levels of growth and are therefore predicted to have **neutral effects** on air quality.

10.43 Options C (3175 units overall) and F (3700 units) propose the highest levels of growth and are therefore predicted to have **moderate negative effects** as they would lead to an overall increase in GHG emissions and pollutants due to the increase in car travel (some of which would likely be to the higher order settlements such as Selby Town).

10.44 All remaining options involve intermediate levels of growth and are therefore predicted to have **minor negative effects** on air quality.

Summary effects matrix: Air Quality								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Orange	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange
Tadcaster	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Sherburn in Elmet	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Expansion	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
New Settlement(s)	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange
Green Belt	Blue	Blue	Blue	Blue	Yellow	Blue	Yellow	Yellow
Villages	Blue	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Blue
Overall	Orange ?	Yellow	Orange ?	Yellow	Yellow	Orange	Orange	Orange

Summary: Needs-led growth

- 10.45 Each option is likely to give rise to some negative effects in terms of air quality, either through a concentration of development into areas that contain AQMAs (for example Option A and its focus on Selby Town), or by dispersing growth to locations that are likely to encourage car use (Option C).
- 10.46 Options C is predicted to have potential for the most adverse effects on air quality due to the high levels of growth proposed within Tier-1 and Tier-2 villages. These locations are generally remote from employment and service centres and therefore residents here would rely mostly on private cars as they travel further afield to access services and employment. In common with the other options this option also allocates substantial development within Selby Town on sites located within 700m of the AQMA at New Street.
- 10.47 Option A involves the most growth in Selby town that already suffers from air quality issues, and this creates the potential for further pressures. Whilst the area is generally better served by public transport and services, an increase in car trips is likely on the road networks. This option would draw less traffic from smaller settlements though.
- 10.48 Options B, D and E are also likely to generate negative effects in terms of air quality. However, they involve a lower level of growth in Selby town, and a lower level of dispersal compared to Option A. In this respect, the magnitude of negative effects is considered to be **minor negative effects** rather than **moderate negative effects** for Options A and C.

Summary: Higher Growth

- 10.49 At a higher scale of growth, the effects are likely to be exacerbated regardless of the distribution. In particular, there are high levels of growth for each option at Selby Town. Therefore, **moderate negative effects** are predicted with greater certainty.
- 10.50 It is likely that the effects in terms of air quality will not be permanent. In fact, over time as more and more low and zero emissions vehicles are on the road, emissions are likely to reduce dramatically. In this respect, the long-term issues are likely to be lesser.

11. BIODIVERSITY

- 11.1 The District supports a rich and diverse range of species and habitats. Selby District has several protective area designations including; 12 site of special scientific interest (SSSI) such as, Skipwith Common, Fairburn Ings (also RSPB reserve) and Sherburn Willows SSSI (also a Local Wildlife Site). The majority of the central part of the District lies in a flood plain of the river Ouse and its tributaries. Historically a boggy area, it has since been drained creating rich farmland, but flooding remains an extant risk. In this context there is notable potential for wetland habitats which is reflected by a number of Lowland Fens (a UK BAP priority habitat), such as, at Wharfe Ings, Wharfe's mouth, Mash Hill/ Great Marsh and some Reed Beds at Skipwith Common and Shakleton Spring. Furthermore, human activities have resulted in the creation of wetlands, such as those created through mining subsidence and borrow pits created by flooding of sites where material had been extracted for construction, creating valuable habitats teaming with flora and fauna.
- 11.2 Ramsar sites are wetland sites designated to be of international importance under the Ramsar Convention. There is one such site within the District, namely; the Lower Derwent Valley and Derwent Ings Ramsar to north east at the boundary with East Riding. The seasonally inundated flood plain here represents an important habitat for several species of breeding waders including ducks and swans. The Lower Derwent Valley is also designated a Special Protection Areas (SPA); a designation under the European Union Directive on Wild Birds, part of the Natura 2000 network of nature protection areas. The SPA is of importance for a range of water birds
- 11.3 Special Areas of Conservation (SAC) are protected sites designated under the EC Habitats Directive. There are two Special Areas of Conservation (SAC) within Selby District. The River Derwent / Lower Derwent Valley and Skipwith Common are designated SAC.

Selby Town

- 11.4 The majority of options would involve development at the same set of sites within Selby Town. In the main these sites are in urban or intraurban and include Brownfield, or previously developed land (PDL), such as; the former Rigid Paper site, the Industrial Chemicals site and the Olympia Park site. The latter is proposed as an employment site. There is one small SSSI; Burr Closes, which lies in the vicinity of one of the development sites proposed north of Selby town. This SSSI comprises 1.3ha of damp alluvial meadowland, agriculturally unimproved and rich in flowering plant species, of a type which is now scarce in the Vale of York⁹.

⁹ Source: Natural England <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1003159.pdf>

- 11.5 The SSSI site is around 860m from the northern tip of the Cross Hills Lane development site proposed under options A, B, E, F and G. The scale of development here has the potential to adversely impact the SSSI through recreation pressures, noise and light pollution.
- 11.6 However, the Impact Risk Zone (IRZ) for the SSSI just overlaps with the site at its northern tip, an area of around 2ha (figure 3). The size of the site provides scope for including a green buffer area north of the plot by way of mitigation so that no housing is placed in the area overlapping the IRZ. Therefore, options A, B, E, F and G are predicted to have **minor adverse effects** on biodiversity due to the scale and proximity of the proposed development and potential impact on the Burr Closes SSSI.
- 11.7 There are no further nationally or internationally designated sites in the vicinity of the sites allocated for development here. However, there are several locally designated; Sites of Importance for Nature Conservation (SINC). The SINC or Local Wildlife Site designation seeks to protect areas rich in wildlife, including ancient woodland and flower-rich grassland. As a result of increasing development pressures, these are often small and fragmented. Of the sites included within Selby, the Industrial Chemicals, Canal View site (SELB-B), abuts a SINC at Three Lakes and Oakney Wood. This is an area of around 19ha comprising the Three Lakes area to the north of the site and Oakney Wood to the south. The SINC is adjacent to the Three Lakes retail park to the North, the Selby Canal and the railway line to the West and the A63 and Bawtry Rd., to the East. The lakes are set amongst 9.5ha of deciduous, woodland (broadleaved habitat). SINC can help conserve and enhance biodiversity and also contribute towards achieving biodiversity net gains. Although the site is physically separated from the SINC by the canal and mature trees along the western boundary of the site, the substantial development (450 dwellings) could create recreational pressures, noise and light pollution impacts on biodiversity in this SINC. Therefore, all options are predicted to have **minor negative effects** on biodiversity due to the potential adverse effects on the Burr Closes SSSI and the Three Lakes/ Oakney Wood site.

Tadcaster

- 11.8 There is one SSSI; Tadcaster Mere, an area of 8.7ha notified for its geological, Earth Heritage interest. The Wighill Lane site is the nearest potential development to the SSSI, however, it lies around 980m away and is outside the SSSI's IRZ and therefore not expected to have adverse effects on the SSSI.
- 11.9 There are no other nationally or internationally designated sites within the town or in the vicinity of development sites allocated under the various options. However, there are a few SINC or local wildlife sites, in Tadcaster. Two of these are closely located to several of the sites proposed for growth. The first of these is a 4.2ha area on the west of the River Wharfe, north of Westgate. The site is classed as a coastal floodplain grazing marsh habitat.

- 11.10 There are also two strips of deciduous woodland habitats at the top and bottom boundaries of the site. Just across the River Wharfe to the East of this SINC lies the Land at Mill Lane site that is allocated for residential development under all options. The site is approximately 65m across from the SINC and whilst the Wharfe forms a physical barrier between them, development (up to 248 dwellings) on this site could adversely affect biodiversity in the SINC through recreational pressures, noise and pollution. The Chapel St./ Central Area Car Park site (up to 43 dwellings allocated here) also lies around 200 m away from this SINC and could have similar impacts on the SINC (though to a lesser extent). Once developed, these two sites are predicted to have **minor negative effect** on biodiversity due to their proximity to the SINC.
- 11.11 The other SINC closely located to planned development sites, is the 2.65ha area south of Broadfields Farm which comprises some deciduous, broadleaf woodland habitat. This area is just over 130m away from the 'Fircroft' and Former Barnardo's Home, Wighill Lane site allocated for 5 dwellings under options A, B, C, D, G and H. However, this development involves bringing back existing buildings into use. With mitigation this site is unlikely to have significant effects on the SINC due to the small scale of development (5 dwellings).

Sherburn in Elmet

- 11.12 Six of the options (A, B, C, D, F & H) involve the same level of growth in this location; 300 dwellings located at Land adjacent to Prospect Farm, Low Street. The 17.4ha site lies to the south-east, adjacent to the built-up edge of Sherburn in Elmet. There is a residential area just to the north of the site. There are no designated biodiversity sites or SINC's in the vicinity of the site. However, at the western part of site; around 25% of the area, lies within the impact risk zone for Sherburn Willows SSSI. The proximity of this 300-unit development has the potential to adversely affect the SSSI through increases in pollution, and disturbance caused by increased noise and light, as well as recreational pressures. However, there ought to be potential to secure mitigation measures on site. Therefore, options A, B, C, D, F and H are predicted to have **minor negative effects** on biodiversity in the short term.

- 11.13 Options E and G allocate an additional 500 dwellings in in the Green Belt at Sherburn in Elmet . Land to the south of the settlement abuts Sherburn Willows; a Site of Special Scientific Interest (SSSI), along its western boundary. The 4.66ha site is currently in 100% favourable condition and therefore it is particularly important to ensure that development does not lead to any deterioration in current status. Sherburn Willows is primarily of interest for its Magnesian limestone grassland which is situated on a south-westerly facing slope¹⁰. The habitats found here include “Calcareous Grassland-Lowland” and “Fen, Marsh and Swamp-Lowland”. The site includes grasses, such as quaking grass and red fescue together with flowering plants, such as purple milk vetch, common spotted orchid and bee orchid. The site is also home to the bugs, such as Mother Shipton’s moth, in addition to a variety of butterflies. Below the grassland, a swamp is dominated by common reed and contains a number of typical reedbed plants.
- 11.14 Together with two pools at the northern end of the site it provides an important habitat for such water birds as mallard, wigeon, teal, water rail, snipe, reed bunting and grasshopper warbler, as well as breeding grounds for reed and sedge warblers.
- 11.15 The remainder of the site largely comprises areas of goat willow and hawthorn scrub and a small piece of woodland containing Ash. The scale and location of the additional 500-unit development proposed under options E and G could potentially unfavourably affect the Sherburn Willows SSSI due to environmental impacts such as recreational pressures, noise and light pollution. Storm water runoff from the development could also negatively impact water quality in the Fen/Swamp areas within the SSSI which can upset the delicate balance (e.g. dissolved oxygen, biological oxygen demand and nutrient cycles) in these valuable habitats. Therefore, options E and G are predicted to have **moderate negative effects** on biodiversity.

Settlement Expansion

- 11.16 All options involve 1350 dwellings in the form of a settlement expansion at Eggborough.
- 11.17 Option C allocates only 400 units. There are no local, national or international biodiversity designations in the vicinity of the settlement. The size of expansion provides scope for enhancing biodiversity and creating biodiversity net gains (BNG) on site. For example, this may be facilitated by incorporating wildlife features such as nectar-rich planting, provision of ecological networks, wildlife boxes and newt ponds throughout the development. Development in this location is therefore predicted to have **neutral effects** on biodiversity as the development is less likely to adversely impact biodiversity sites. Similarly, option C, which is at a smaller scale, is also predicted to have **neutral effects** on biodiversity for the reasons outlined above.

¹⁰ Source: Natural England;
<https://designatedsites.naturalengland.org.uk/sitedetail.aspx?SiteCode=S1003201&SiteName=&countyCode=&responsiblePerson=&unitid=&SeaArea=&IFCAArea=>

Green Belt Release

- 11.18 Only options E, G and H involve green belt release. Therefore, for the other five options, neutral effects are predicted with regards to biodiversity.
- 11.19 Option G proposes 1000 units across Tier 1 and Tier 2 settlements. The effects will depend upon which settlements are directed growth to, and how this combines with development that occurs within the existing built-up areas / on non-Green Belt land. Some settlements contain designated sites immediately adjacent to the built-up area, whilst for others the biodiversity interests are more peripheral in the surrounding countryside. Green Belt sites could bring development closer to some of the more sensitive areas in this respect. However, there are Tier 1 and Tier 2 settlements that are less sensitive. A higher amount of growth therefore reduces the flexibility to avoid the more sensitive areas.
- 11.20 In this respect, Option G is likely to have moderate negative effects. Option H involves a lower level of growth in the Greenbelt, and so **minor negative effects** are predicted.
- 11.21 Option G also includes 500 units in the green belt at Sherburn in Elmet,. As discussed above the locations for growth could bring about effects upon the Sherburn Willows SSSI, along its western boundary. The 4.66ha SSSI site is currently in 100% favourable condition and therefore it is particularly important to ensure that development does not lead to any deterioration in current status. Sherburn Willows is primarily of interest for its Magnesian limestone grassland which is situated on a south-westerly facing slope¹¹.
- 11.22 The habitats found here include “Calcareous Grassland-Lowland” and “Fen, Marsh and Swamp-Lowland”. The scale and location of the development is likely to have a negative effect on the Sherburn Willows SSSI due to environmental impacts such as recreational pressures, noise and light pollution. Storm water run-off from the development is also likely to negatively impact water quality in the Fen/Swamp areas within the SSSI which can upset the delicate balance (e.g. dissolved oxygen and nutrient cycles) in these valuable habitats. Therefore, option G is predicted to have moderate negative effect on biodiversity in this location. In combination with the effects that could arise in Tier 1 and 2 settlements, Option G is predicted to have **moderate negative effects** overall.

¹¹ Source: Natural England;
<https://designatedsites.naturalengland.org.uk/sitedetail.aspx?SiteCode=S1003201&SiteName=&countyCode=&responsiblePerson=&unitid=&SeaArea=&IFCAArea=>

11.23 Option E allocates 500 units in Sherburn in Elmet and 200 units in Tadcaster. The Sherburn in Elmet allocation is predicted to have a **moderate negative effect** on biodiversity as it can potentially have adverse effects on the Sherburn Willows SSSI (for the reasons described above) and upon biodiversity habitats and species surrounding Tadcaster. Growth at Tadcaster has the potential to affect biodiversity assets, as there are a range of SINCs surrounding the settlement, and a large area surrounding Tadcaster Mere SSSI whereby development could give rise to negative effects. The effects would depend upon the location of growth, but this has yet to be determined. Therefore, a precautionary approach is taken and potential negative effects are predicted.

New Settlements

11.24 Options A, B, C, D and E all propose a growth of 1260 units in plan period (3000 total) based on a new settlement. Potential sites comprise; the Burn Airfield, the Church Fenton Airfield and a greenfield site to the east of the former Stillingfleet mine. The only designated site close to the Burn Airfield is Barlow Common Local Nature Reserve (LNR). However, this is over 1.7km away from the site and therefore unlikely to be directly affected by the proposed development on the Burn Airfield site.

11.25 The Church Fenton Airfield site is close to several locally designated SINCs. The nearest is Paradise Wood SINC, a 12ha site of ancient woodland comprising deciduous woodland habitat, just over 180 meters from the site. Further SINCs are scattered around the site within 440m to 1400m from the boundary of site. These include deciduous woodland habitat and coastal and floodplain grazing habitats. Large scale development on the Church Fenton Airfield site may lead to adverse effects on biodiversity through fragmentation, recreational pressures and noise and pollution.

11.26 The site to the east of the former Stillingfleet mine (land south of Escrick Rd.) comprises greenfield land of around 176 h. The is adjacent to the A19 which links it to York in the North and Selby town in the South. The site allows for substantial development, potentially up to 4000 dwellings (just over 1000 in plan period). Just to the north of the site (275m away) there is Moreby Far Wood and Moreby Wood, a SINC comprising 31ha of ancient woodland. There are several SSSIs within a radius of 6.5km around the site. The nearest is Acaster South Ings SSSI along the River Ouse; around 1.7km north of the proposed development site. The 40ha site is consists of two flood meadows adjacent to the River Ouse. These grasslands represent an increasingly rare habitat type which is threatened nationally as a result of drainage and agricultural improvement and are of particular importance for their neutral grassland flora¹². South Ings provides one of few suitable breeding areas for waders in the Ouse valley, south of York, and is used regularly by curlew.

¹² Source: Natural England; <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1004526.pdf>

11.27 The condition of the site is classed as 100% 'unfavourable recovering'. Therefore, it is particularly important to ensure that the site does not suffer adverse impacts from development. Nature conservation here is dependent on the continuation of traditional management for hay cropping followed by aftermath grazing⁴. The aftermath is then grazed in late summer/autumn. However, the development is 1.7km away from the SSSI it is outside the SSSI's Impact Risk Zones (IRZ)¹³. Nonetheless, the scale of development will produce significant increase in traffic with associated increases in particulate and nitrogen dioxide emissions. The scale of urbanisation may also impact the tradition of grazing stock in the SSSI, a process vital for its conservation. Other effects such as noise, light and storm water pollution and recreational pressures are also likely to adversely affect the SSSI.

11.28 The effects of the new settlement will vary depending on which site is ultimately chosen (as well as the design of the site and whether biodiversity is protected and enhanced). However, options A, B, C, D and E which propose one new settlement are likely to have more flexibility in choosing a site that avoids the most sensitive areas and therefore these are predicted to have **minor negative effects**.

11.29 Options F and G involve two new settlements, and these are predicted to have **moderate negative effects** on biodiversity due to the additional scale of development proposed.

11.30 Option H involves three new settlements and therefore likely to have **major negative effects** on biodiversity due to the significantly larger scale of growth proposed and the lack of scope for avoiding areas of greater biodiversity significance or sensitivity.

Tier-1 and Tier-2 Villages

11.31 Within Tier-1 villages; the proposed growth is spread across Barlby and Osgodby, Brayton, Eggborough and Whitley, Hemingbrough, Riccall and Thorpe Willoughby. The nearest designated biodiversity site is Skipwith Common SSSI which is around 2km-3.2 km from the sites within Riccall and Barlby and Osgodby. However, these are outside the IRZ for Skipwith Common SSSI and therefore are unlikely to have a significant effect on this SSSI. There are no nationally or internationally designated sites in the vicinity of Brayton, and Thorpe Willoughby.

¹³ For Residential Developments larger than 100 units

- 11.32 The River Derwent and Brighton Meadows SSSIs are within 1.2km and 2.6km, respectively, from the sites allocated in Hemingbrough. All of the proposed development sites fall within the River Derwent IRZ (for residential development of 50 units and over). The River Derwent SSSI contains five main habitats; broadleaved mixed and yew woodland-lowland, fen marsh and swamp-lowland, rivers and streams and standing open water and canals. The majority of the SSSI (94%) is classed as 'unfavourable recovering', 5.5% is classed as 'favourable'. This lowland section of the river, stretching from Ryemouth to the confluence with the Ouse, supports diverse communities of aquatic flora and fauna, many elements of which are nationally significant¹⁴. The SSSI is exceptionally rich with invertebrates and noted for its diversity of fish species. The river also supports breeding birds including common sandpiper, dipper, kingfisher, and yellow and grey wagtails. The Derwent is also one of the few rivers in lowland Britain which still supports a breeding population of otters.
- 11.33 Stretches of the river are also included within the Brighton Meadows SSSI. The latter comprises Neutral Grassland-Lowland habitat notified for its nationally and internationally important alluvial flood meadow plant community and its outstanding assemblage of breeding birds associated with lowland damp grasslands¹⁵. It is an important habitat for a range of wetland bird species, such as snipe, lapwing, redshank and curlew.
- 11.34 The development sites proposed in Hemingbrough are within the Brighton Meadows SSSI IRZ (for residential developments of 50 unit and over). The scale proposed under the different option ranges from 135 units in options A and H to 350 in option F.
- 11.35 Development allocated in Tier-2 villages is spread across; Appleton Roebuck, Carlton, Camblesforth, Cliffe, Hambleton, Hensall, Kellington, Monk Fryston/Hillam, North Duffield and Ulleskelf.
- 11.36 The Eskamhorn Meadows SSSIs are in the vicinity of the development sites allocated in Carlton and Camblesforth. Eskamhorn Meadows SSSI is a nationally important site comprising species-rich neutral grassland. The Impact Risk Zones (IRZ) for developments of 100 units or more overlaps with the sites allocated under options B (allocates 120 units) and options F (160 units).

¹⁴ Source: Natural England <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1003398.pdf>

¹⁵ Source: Natural England <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002003.pdf>

- 11.37 The allocations in North Duffield lie between two SSSIs; Skipwith Common, 1.2km to the west and Derwent Ings, 560m to the East. The development sites proposed fall outside of the IRZ for Skipwith Common. However, the two sites proposed (all options) are within the Derwent Ings SSSI IRZ (for residential development of 10 or more units). Derwent Ings; form a series of alluvial flood meadows, fen and swamp communities and freshwater habitats along the River Derwent. They represent one of the most important examples of agriculturally unimproved species-rich alluvial flood meadow habitat remaining in the UK¹⁶. Derwent Ings is also designated as a Wetland of International Importance under the Ramsar Convention and as a Special Protection Area (SPA) under the terms of the European Community Directive 79/409/EEC. Therefore, these grasslands form part of an internationally threatened resource. The site is an important habitat for a wide range of wetland bird species including; shoveler, shelduck, mallard, teal, pintail, gadwall, garganey, snipe, lapwing, redshank and curlew.
- 11.38 Development within North Duffield is likely to affect the Derwent Ings SSSI through increases in noise and light levels, recreational pressures, domestic animals and also water pollution through surface runoff and potentially treated wastewater discharge. These factors can potentially upset the delicate ecosystems within SSSI.
- 11.39 The Tier-2 village of Ulleskelf lies between two SSSIs; Kirkby Wharfe and Bolton Percy Ings (figure 4). The Kirkby Wharfe SSSI comprises two important habitats; Broadleaved, mixed and Yew Woodland and Neutral Grassland (lowland). The area comprises floodland in the valley of Dorts Dike, a tributary of the Wharfe. Low-lying land adjacent to the dyke supports a rich marshland flora, and at the higher margins there is drier neutral grassland. The marshland communities are dominated either by sedges and rushes. The osier bed has a rich ground flora and the site is one of a very few remaining sedge and rush dominated marshland communities in the Vale of York¹⁷.
- 11.40 The Bolton Percy Ings SSSI comprises two unimproved alluvial flood meadows adjacent to the River Wharfe in the Vale of York. These are important for their neutral grassland plant community which is an increasingly rare habitat, threatened nationally as a result of drainage and agricultural improvement¹⁸. The nature conservation interest is dependent upon the maintenance of a high water table and on management by mowing for hay followed by aftermath grazing.
- 11.41 In view of the rich biodiversity found in and around these villages, all options could have unfavourable effects on biodiversity in these locations. Option A and H which allocate the lowest growth here are predicted to have **minor negative effects**. Options C and F propose the highest levels of growth and are therefore likely to have **major negative effects** on biodiversity. The remaining options propose intermediate levels of growth and therefore likely to have **moderately negative effects** on biodiversity.

Summary effects matrix: Biodiversity								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby								
Tadcaster								
Sherburn in Elmet								
Expansion								
New Settlement(s)								
Green Belt							?	
Villages								
Overall							?	

Needs-led growth

11.42 Where the level of growth and similar site options are involved between the different options, the effects in terms of biodiversity are more or less the same.

11.43 This also applies to the new settlement element of each option, which provide the potential for positive or negative effects depending upon the location chosen.

11.44 The main differences between the options are as follows:

11.45 Option A focuses more growth to Selby, and less to the tier 1 and 2 settlements. This reduces pressure on biodiversity in the countryside and means that more sensitive locations can be avoided. Whilst growth in Selby Town under option A would not be likely to significantly different effects here compared to the other options that involve lower growth. Therefore, overall only **minor negative effects** are recorded.

¹⁶ Source: Natural England; <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002114.pdf>

¹⁷ Source: Natural England; <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1000661.pdf>

¹⁸ Source: Natural England; <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1006037.pdf>

11.46 Option C involves less growth in Selby and Eggborough and more at the tier 1 and 2 villages. Though most of the smaller settlements are not sensitive to small scale developments, there is less scope for strategic enhancements (in these locations) and at specific villages there are notable constraints. This creates a more negative picture overall; so **moderate negative effects** are predicted.

11.47 Option E involves higher levels of growth in Sherburn in Elmet, which could potentially have negative effects on a SSSI. It also still involves growth in some of the smaller villages that could be affected by growth. As such **moderate negative effects** are predicted overall.

11.48 Options B and D are less likely to give rise to issues in Sherburn in Elmet and give more flexibility in the tier 1 and 2 areas compared to option C, and hence the effects are also **minor negatives** overall.

Higher growth

11.49 At a higher scale of growth, for option F, which disperses growth the effect upon sensitive areas in the tier 1 and 2 settlements is increased. There is also potential for more substantial effects at new settlements, but this depends upon those which are involved and the nature of enhancements that can be secured. The potential for **major negative effects** is more likely with such an approach overall.

11.50 Options G and H do not increase the potential for impacts in most settlements, as the majority of additional growth is focused on new settlements. Having said this, there is a substantial amount of growth in the Green Belt for Option G which could give rise to moderate negative effects in several locations. Cumulatively, this could give rise to a potential **major negative effect** for Option G. There is uncertainty relating to the location of Green Belt sites.

11.51 The overall affects for Option H are predicted to be **minor negative**.

11.52 **NB:** It is important to acknowledge, that although negative effects are predicted for all of the options, this is a precautionary approach, which focuses on avoidance of biodiversity loss and pressures on existing important sites.

11.53 In practice, there will be a legal requirement to achieve net gain of 10% biodiversity for all developments. Therefore, development ought to lead to an overall positive effect in the long term, regardless of distribution and overall growth.

11.54 Where the benefits occur, and the extent of enhancements would be dependent upon successful identification of land to accommodate enhancements. Local Nature Recovery Strategies will be extremely important in this respect. However, the location and type of new development can facilitate nature recover strategies. In particular, large new settlements and urban expansions ought to have good potential to secure improvements on site. If habitat banks are established in the district, smaller schemes can also make a contribution in this respect.

11.55 The overall effects in the long term are predicted to be positive provided that the Plan Policies are proactive, and the planning system is linked to wider measures for nature recovery and the enhancement of ecosystem services across Selby.

11.56 Whilst net gain is extremely important, it is still important to avoid negative effects on existing habitats and ecological networks. The negative effects are therefore identified in this context at this stage of SA.

12. LAND AND SOILS

Selby Town

- 12.1 The majority of options involve development to the same set of sites at Selby Town. In the main these sites are in areas comprised of urban or non-agricultural land. These include Brownfield, or previously developed land (PDL), such as; the former Rigid Paper site, the Industrial Chemicals site and the Olympia Park site. The latter is proposed as an employment site. These constitute efficient uses of land and will reduce the pressure on greenfield land as a result, which is a positive effect.
- 12.2 Three different levels of growth are tested across the options. Option F involves the highest growth at 2050 units, with options A, G and H all allocating 1750 dwellings. As discussed above, the majority of sites allocated to development are within urban, non-agricultural land with the exception of the Cross Hills Lane site which comprises around 75ha of Grade 2 BVM agricultural land (PALC data).
- 12.3 Partial, Post 1988 survey data is available which that shows at least 15 ha of the site area is classed as Grade 3a and around 5 ha as Grade 2 and 6 ha as Grade 1, BVM agricultural land. Therefore, these options will lead to the loss of some high quality, best and most versatile agricultural land (Grades 1,2 and 3a) and consequently predicted to have a **moderate negative effect** on land and soils.
- 12.4 Options C and D involve the lowest level of growth, within Selby Town, allocating 550 dwellings in total. Development centres around the brownfield sites mentioned above thus development will be located on non-agricultural land. These options do not utilise the Cross Hills Lane site. However, there are segments of high quality agricultural land (BVM) around the Olympia Park brownfield site (allocated to Employment) which results in the loss of around 5ha grade 1, 5ha Grade 2, and 14ha of Grade 3a BVM, agricultural land. Therefore, options C and D are predicted to have a **neutral effect** on land and soils overall. Whilst they will result in result in the loss of some high quality BVM agricultural land, it is not a substantial amount, and there are positives associated with brownfield land development.
- 12.5 Options B and E involve 550 dwellings each. Both options utilise the Cross Hills Lane site, which is located on non-urban, agricultural land and will therefore lead to some loss of best and most versatile agricultural land. Around 5ha Grade 1, 41ha Grade 2 and 29ha Grade 3a, BVM agricultural land would be lost to development. Therefore, options B and E are predicted to have a **moderate negative effect** on land and soils due to the amount of agricultural land lost to development.

Tadcaster

- 12.6 With the exception of option E, all options involve the same level of growth in this location (400 homes), and thus the effects are the same.
- 12.7 There is no post 1988 survey data for the majority of the area, however, the provisional Agricultural Land Classification data (PALC) shows that for all options excluding E, around 1.2 ha. of Grade 3 and 3 ha. of Grade 2 BVM agricultural land will be lost to development. The remaining area is mainly urban, non-agricultural, land. Therefore, these options are predicted to have a **minor negative effect** on land and soils as they would lead to small amount of BVM agricultural land being lost to development.
- 12.8 Option E allocates 200 additional units in the green belt; the effects are discussed under the green belt release section below.

Sherburn in Elmet

- 12.9 Sherburn in Elmet lies 15km west of Selby town and is the District's third largest centre, with a population of 7,854. The settlement has seen a significant amount of housing and employment development over the last decade including the successful development of the Sherburn Enterprise Park.
- 12.10 Six of the options (A, B, C, D, F & H) involve the same level of growth in this location; 300 dwellings located at Land adjacent to Prospect Farm, Low Street. This location comprises mainly Grade 3a (12ha.) and some Grade 2 (1.75 ha.) BVM agricultural land, the rest being Grade 3b. Therefore, development here will have a **minor negative effect** on land and soils due to the loss of BVM agricultural land.
- 12.11 Options E and G allocate an additional 500 dwellings in the Green Belt at Sherburn in Elmet . The effects of these are discussed under the green belt release section below.

Settlement Expansion

- 12.12 All options except Option C allocate 1350 units in Eggborough in the form of a settlement expansion. Option C involves 400 units.. Land surrounding Eggborough is Grade 2 agricultural land (BVM) and Grade 3 (PALC data). Whilst no Post 1988 survey data is available; some of this land is likely to be Grade 3a. Development here would therefore lead to **minor negative effects** on land and soils due to the loss, of some Grade 2 BVM, and Grade 3 (a/b) agricultural land to development.
- 12.13 Option C involves the lowest level of growth of 400 units. Whilst this level of growth could potentially lead to some loss Grade 3a BVM land there is scope to minimise loss due to the smaller scale of development. Therefore, **neutral effects** on land and soils are predicted.

Green Belt Release

- 12.14 Only options E, G and H involve green belt release. Therefore, for the other five options, **neutral effects** are predicted with regards to land and soils.
- 12.15 Option G proposes a growth of 1000 units at Green Belt sites in Tier 1 and Tier 2 settlements. Without knowing the locations involved an accurate assessment of overlap with agricultural land of different grades is difficult. However, assumptions can be made with some certainty that there would likely be a loss of agricultural land given that much of the countryside areas consist of agricultural land. It is probable that at least 30ha of land would be affected. Option G allocates a further 500 units at Sherburn in Elmet, an area lying within the West Yorkshire Green Belt This area comprises Grade 3 agricultural land (PALC). No Post 1988 ALC data is available for this area and it can potentially include some Grade 3a BVM agricultural land. In combination, **major negative effects** are predicted for Option G.
- 12.16 Option E includes 500 units at Sherburn in Elmet and a further 200 units in Tadcaster. This could involve the loss of agricultural land in Tadcaster, but it is unclear without knowing the sites involved. Therefore, this option is predicted to have a **minor negative effect** on land and soils as it could result in a relatively small loss of high quality BVM agricultural land at Tadcaster and the loss of some lower quality Grade 3 (potentially including Grade 3a) land at Sherburn in Elmet
- 12.17 Option H also involves the loss of Green Belt land around Tier 1 and 2 villages, but at a lower scale compared to Option G. As such, **minor negative effects** are predicted.

New Settlements

- 12.18 Options A, B, C, D and E all propose a growth of 1260 units in plan period (3000 total) based on a new settlement. Whilst the final location of the new settlement has not been established; three potential sites are presently being considered. These comprise; the Burn Airfield, the Church Fenton Airfield and a greenfield site to the east of the former Stillingfleet mine.
- 12.19 It is difficult to assess the effects of options A, B, C, D and E until the location for the new settlement is fixed. However, by allocating only one settlement, these options have greater flexibility and scope to locate the new settlement in a more sustainable location.
- 12.20 Developing on previously developed land (PDL), such as, the Burn or Church Fenton Airfields is likely to have a lesser impact on land and soils; as the land is classed as non-agricultural.

12.21 The site to the east of the former Stillingfleet mine (land south of Escrick Rd.) comprises greenfield land of around 178 ha including around 83 ha of Grade 2 BVM agricultural land (PALC data). Therefore, locating the new settlement here is likely to have a more adverse effect as development on this greenfield site would lead to the loss of some BVM agricultural land. Therefore options A, B, C, D and E are predicted to have **minor negative effects** on land and soils as they have more flexibility in terms of sites and therefore greater scope to avoid those that lead to substantial loss of agricultural land. Options F and G propose two new settlements and therefore predicted to have **moderate negative effects** as there is less scope to avoid BVM agricultural land. Option H is predicted to have **major negative effects** as it would involve developing all three sites including the Stillingfleet site which would lead to substantial loss of BVM agricultural land.

Tier 1 and 2 Villages

12.22 Options A & H propose 1510 to 1660 new homes; with each option allocating 810 units across Tier-1 and 700 and 850 across Tier-2 villages respectively. Outside built-up areas, Brayton is surrounded by Grade 2/ Grade 3 (potentially some 3a) BVM land. The proposed sites (around 22 ha total) lie within Grade 3 land, there is no post 1988 survey data for this location but it's likely to be a mix of Grade 3a and 3b land, therefore development here could potentially result in loss of some high quality agricultural land (3a BVM).

12.23 Thorpe Willoughby has a mixture of Grade 3 (a and b) Grade 2 and Grade 4 agricultural land, the largest parcel proposed (land south of Leeds Rd.) is Grade 3a and development here would lead to a loss of around 5 ha. of Grade 3a BVM agricultural land.

12.24 The proposed development in Riccall will lead to a loss of around 9 ha. of high quality Grade 2 BVM agricultural land.

12.25 Barlby and Osgodby are surrounded by Grade 2 and Grade 3 (a and b) agricultural land (Provisional ACL data). The developments proposed here amount to just under 5 ha. of Grade 2 BVM agricultural land.

12.26 The proposed developments around Hemingbrough will lead to loss of some Grade 1 (2.85 ha) and Grade 2 BVM agricultural land (around 1 ha).

12.27 Allocations within Tier-2 villages are distributed across Appleton Roebuck, Camblesforth, Carlton, Cliffe, Hambleton, Hensall, Kellington, Monk Fryston / Hillam, North Duffield and Ulleskelf. The allocations here will lead to some loss of Grade 2 and Grade 3 (a and b) agricultural land. In total Tier-2 allocation will lead to around 50 ha of Grade 3 land (potentially including some Grade 3a) and 26 ha of Grade 2 BVM agricultural land.

- 12.28 Overall, options A&H will lead to **major negative effects** on land and soils due to the loss to development of some high-quality agricultural land; including around 41 ha. of Grade 2 BVM agricultural land.
- 12.29 Options E and D allocate a similar amount of new homes in Tier-1 and Tier-2 villages; around 2100 and 2250 units respectively. These allocations will have similar effects to those in options A&H discussed above and would lead to a **major negative effect** on land and soils due to the loss of high-quality agricultural land; including around 50 ha. of Grade BVM land, to new development.
- 12.30 Options B&G propose higher levels of growth in Tier-1 and Tier-2 villages; allocating 2550 and 2420, respectively. These options will result in around 160 ha of land including at least 13 ha of Grade 3a, 34 ha Grade 2 and 3 ha Grade 1 BVM agricultural land. Therefore, this option will have a **major negative effect** on land and soils due to the loss of high quality BVM agricultural land.
- 12.31 Option C proposes a total of around 3200 new homes; 1650 units in Tier-1 villages and 1525 units in Tier-2 villages. This option will lead to around 170 ha. of Grade 3; a substantial portion of which is likely to be 3a BVM land. For areas where post 1988 ALC data exists a loss of 16 ha Grade 3a BVM land will result in addition to around 66 ha. Grade 2 and 3 ha. Grade 1 BVM agricultural land. Therefore, option C is predicted to have **negative effects** on land and soils as it will lead to the largest loss of high quality, BVM agricultural land.
- 12.32 Option F involves the highest levels of growth within Tier-1 and Tier-2 villages, allocating 2100 and 1600 units, respectively. Within Tier-1, each village is allocated an indicative figure of 350 units. This option will result in the loss of around 128 ha of primarily Grade 3 agricultural land including; around 26 ha Grade 2, 18 Grade 3a and around 3.2 ha. Grade 1, BVM agricultural land. Growth allocated in Tier-2 villages (indicative allocation each of 160) would result in further loss of around 56 ha of Grade 2 BVM agricultural land and around 61 ha of Grade 3 (which may contain some Grade 3a BVM land). Option F is predicted to have **major negative effects** on land and soils due to the substantial loss of Grade 1,2 and 3a BVM agricultural land, to development.

Smaller Villages

- 12.33 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on land and soils due to the small scale of development that's likely to result.

Summary effects matrix: Land and Soils								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Orange	Orange	Yellow	Yellow	Orange	Orange	Orange	Orange
Tadcaster	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Sherburn in Elmet	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Expansion	Yellow	Yellow	Blue	Yellow	Yellow	Yellow	Yellow	Yellow
New Settlement(s)	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Red
Green Belt	Blue	Blue	Blue	Blue	Yellow	Blue	Red	Yellow
Villages	Red	Red	Red	Red	Red	Red	Red	Red
Overall	Orange	Orange	Orange	Orange	Orange	Red	Orange	Red

Summary: Needs-led growth

12.34 All of the options will involve a significant loss of non-urban land, and much of this is also best and most versatile agricultural land (over 150ha in total for each option). In this respect, **moderate negative effects** are predicted for each option.

12.35 There is little to differentiate the options in this respect, but Option D involves the lowest amount of Grade 1 and 2 land overall at this scale of growth. Option E contains the highest amount of best and most versatile agricultural land.

Summary: Higher growth

12.36 For all three higher growth options, the effects are exacerbated, with even more greenfield land lost and in the case of options F and H a very large amount of best and most versatile land would be lost, including over 200ha of Grade 2.

12.37 At this higher scale of growth option G performs the best in terms of the efficient use of land as it involves 2 settlements (one of which would definitely be on an airfield (avoiding the further loss of greenbelt and high-quality agricultural land). Therefore, the effects are **moderately negative** for option G and **major negative** for options F and H.

13. CLIMATE CHANGE ADAPTATION

Selby Town

- 13.1 In terms of climate change adaptation, much of the central area in Selby District is vulnerable to flooding due to the low lying topography and extensive surrounding network of broad, tidal rivers. The river channels of the Ouse and its tributaries (the Wharfe, Derwent and Aire) are lined with alluvial deposits, controlled by engineered embankments throughout the district. Much of the low-lying areas fall within Flood Zone 3 and Flood Zone 2. However, the area benefits from extensive flood defences which reduce the risk of flooding from the river Ouse. There are areas within lower flood risk Zones in Sherburn in Elmet and Tadcaster. However, surface water flooding can occur almost anywhere whenever short intense rainfall exceeds the capacity of the ground and the local drainage network to absorb it. This type of flooding is often localised and difficult to predict in advance. It can occur well away from existing watercourses and it can be exacerbated by local topography and impermeable ground. The main sources of flood risk are from rivers, tidal influence, surface water drainage and sewer flooding.
- 13.2 The options for growth within Selby Town involve a combination of development sites; a large greenfield site at Cross Hills Lane, the former Rigid Paper site, the Industrial Chemical site, land west of Bondgate, and the Olympia Park employment site.
- 13.3 The Cross Hills Lane Selby (SELB-BZ) is an 80.4ha site to the north west of Selby town. This is the largest site allocated for development here. The site is partially within a floodplain of the Selby Dam watercourse. The majority of site (around 80%) is at risk from flooding during the 1 in 100 year (high risk, Flood Zone 3). The remaining 20% of site is at risk from flooding 1 in 1000 year (medium risk Flood Zone 2). Therefore, a phased sequential approach should be adopted for this site; allocating 'more vulnerable' residential development within lower flood risk areas. 'less vulnerable' commercial/industrial development should alternatively be located within the higher flood risk areas (Flood Zones 3). The scale of this site provides scope for onsite mitigation measures such as sustainable drainage systems (SuDS), surface water attenuation ponds, blue corridors, and green spaces can help reduce flood risk.
- 13.4 The former Rigid Paper site (SELB-AG), Denison Road, Selby is a 7.5ha site proposed for mixed use (primarily residential). The entire site lies within a flood risk zone 3 and would require a flood risk assessment, in accordance with the requirements set out in the Council's level 2 SFRA. Again, mitigation measures such as SuDS can reduce risk. However, as the entire site lies within a flood risk zone 3 it is predicted to have a negative effect on climate change adaptation.
- 13.5 The Industrial Chemicals, Canal View site (SELB-B) is a 14.3ha site allocated for up to 450 units. The majority of this site is in flood zone 3 with around 18% of site in Zone 1.

- 13.6 However, unlike the Cross Hills site there is less scope for onsite mitigation due to the smaller area. Therefore, this site is predicted to have a negative effect on climate change adaptation.
- 13.7 The land west of Bondgate (SELB-D) site is a 0.27ha site proposed for up to 9 dwellings. The site is partially (around 35% of site) in a flood zone 3 with the rest in a zone 1. With mitigation this site is predicted to have neutral effects on climate change adaptation as a substantial part of the site is in lower flood Zone 1.
- 13.8 The site at Olympia Park is a 33.6ha site allocated to provide 14ha of employment development. The site is located to the north east of Selby town, entirely within the floodplain of the River Ouse. The whole site lies in a flood risk zone 3, however the size of the site provides scope for incorporating flood risk mitigation measures and SuDS. Furthermore, Commercial/ employment developments are considered less vulnerable to flood risk compared to residential development.
- 13.9 Options A, F, G and H all involve the highest level of growth at 1750 to 2050 dwellings. These involve residential growth to the sites discussed above plus an employment site at Olympia Park. Overall 76% of the total area allocated for residential development is within flood risk Zone 3, 20% in Zone 2 and the remaining 4% in Zone 1. However, the largest residential (mixed use but mostly residential) site; at Cross Hills Lane, has scope for onsite mitigation due to its substantial size. Overall these options are predicted to have **moderate negative effects** on climate change adaptation with regards to flooding.
- 13.10 Options C and D involve the lowest level of growth (at 550), within Selby Town with growth focused around the Industrial Chemicals and Rigid Paper sites. The majority of the area of these two sites is in flood Zone 3 (87% of total area). Therefore, these options have limited areas of land that are not in Zone 3. Overall options C and D are therefore predicted to have **moderate negative effects** on climate change adaptation too.
- 13.11 Options B and E also involve 550 dwellings each. Both options utilise the Cross Hills Lane site for housing Olympia Park for employment. The former site provides scope for mitigation due to its size. Therefore, these options are predicted to have **minor negative effects** on climate change adaptation with regards to flooding.

Tadcaster

- 13.12 With the exception of option E, all remaining options involve the same level of growth in this location (400 homes), and thus the effects are the same.

13.13 Of the sites involved under these options; the land at Mill Lane site (TADC-I) is partially in flood zone 3 (45% of site). This affects the western most part of the site where it abuts the River Wharfe. However, the remaining area of site (55%) is in a low risk, flood Zone 1.

13.14 The remaining sites involved under these options are at low risk of flooding, being in a Zone 1 area. Therefore, with appropriate mitigation at the Mill Lane site, these options are predicted to have **minor negative effects** on climate change with regards to flooding.

13.15 Option E allocates an additional 200 homes in the Green Belt, the effects are discussed below in the Green Belt section.

Sherburn in Elmet

13.16 Six of the options (A, B, C, D, F & H) involve the same level of growth in this location; 300 dwellings located at Land adjacent to Prospect Farm, Low Street. The majority of this site is not in a flood risk zone. A small area at the eastern edge site is in a flood zone 3, this covers an area of around 2.4ha or around 7% of the site. Therefore options A, B, C, F and H are predicted to have a **neutral effect** on climate change adaptation as the majority of the area allocated to development is at low risk of flooding.

13.17 Options E and G allocate an additional 500 dwellings at Sherburn in Elmet . The effects of these are discussed below under green belt release.

Settlement Expansion

13.18 All options except C involve 1350 dwellings at Eggborough. Option C allocates a smaller growth of 400 units. Only a small part of this area around the settlement lies within a flood zone 2,. The remaining area is at low risk of flooding and there is no overlap with flood zone 3. Therefore, all options are expected to have **neutral effects** on climate change adaptation as the majority of the site allocated for development is in a low flood risk area. The scale of the growth should also allow for good opportunities to incorporate blue and green infrastructure enhancements.

Green Belt Release

13.19 Only options E, G and H involve green belt release. Therefore, for the other five options (A, B, C, D and F) **neutral effects** are predicted with regards to climate change adaptation.

- 13.20 Option E proposes Green Belt release in Sherburn in Elmet (500 units). The majority of land here is at low risk of flooding (Zone 1). Option E allocates an additional 200 homes in the Green Belt at Tadcaster. It is not possible to accurately predict effects without knowing the location of development. Some areas are not at risk of flooding, whilst others have greater constraint. Therefore, **minor negative effects** are predicted at this stage.
- 13.21 Option G also allocates 500 units in the green belt at Sherburn in Elmet and adds a further 1000 units in the Green Belt at Tier 1 and Tier 2 settlements. Without knowing the locations of development, it is not possible to rule out negative effects. However, there is likely to be flexibility to avoid the areas most at risk of flooding. The greenfield nature of sites should also be conducive to mitigation and the use of natural SuDs. Overall, a **minor negative effect** is predicted.
- 13.22 Option H involves lower growth in the Green Belt across the Tier 1 and 2 settlements. This gives a greater degree of flexibility to avoid areas at risk of flooding, and therefore, **neutral effects** are predicted.

New Settlements

- 13.23 Options A, B, C, D and E all propose a growth of 1260 units in plan period (3000 total) based on a new settlement. The new settlement's location has not been established; however, three potential sites are presently being considered. These comprise; the Burn Airfield, the Church Fenton Airfield and a greenfield site to the east of the former Stillingfleet mine. It is difficult to assess the effects of options A, B, C, D and E until the location for the new settlement is fixed. However, by allocating only one settlement, these options have greater flexibility and scope to locate the new settlement in a more sustainable location.
- 13.24 The site to the east of the former Stillingfleet mine (land south of Escrick Rd.) comprises greenfield land of around 178 ha, the majority of site is in a low flood risk area with around 10.8ha (around 6% of area) is in a Zone 2 flood risk area. The site does not overlap any zone 3 areas. Therefore, the Stillingfleet site is predicted to have **neutral effects** on climate change adaptation as the majority of site is in a low flood risk area. There is also likely to be good opportunities to incorporate blue and green infrastructure enhancements due to the scale of the site.
- 13.25 The Church Fenton Airfield site is entirely in a flood zone 2 area; however, the size of the site provides scope for SuDS and the mitigation measures discussed above. There is an area of Flood Zone 3 adjacent to the south eastern boundary of site and therefore it is important to ensure that development on this site does not adversely impact neighbouring areas, particularly those in Flood Zone 3. Overall, this site is predicted to have **moderately negative effects** on climate change adaptation due to the entire site being in a flood Zone 2 area.

- 13.26 The Burn Airfield site in its entirety overlaps a flood zone 3 area and is surrounded by large swathes of zone 3. Therefore, this site is predicted to have **major negative effects** on climate change adaptation as virtually all the area is in a flood zone 3.
- 13.27 Therefore, mixed effects are predicted for the new settlement proposed under options A to E depending on which site is eventually chosen. Options A, B, C, D and E are predicted to have **minor negative effects** because by proposing one new settlement they offer more flexibility in selecting a suitable site and avoiding the worst performing sites (Burn Airfield). Regardless of site choice, there should also be good opportunities to introduce SUDs.
- 13.28 Options F and G propose two new settlements on two of the three sites discussed above. Therefore, these are predicted to have **moderately negative effects** as they offer less scope for avoiding the worst performing sites and would most likely involve some development in areas of Flood Zone 2/3.
- 13.29 Option H involves three new settlements, utilising all three sites above. Considering the three sites combined, the effects are predicted to be **major negative** on climate change adaptation due to the partial overlap of proposed development sites with zones 2 and 3 with the Burn Airfield site being in an entirely Zone 3 area.

Tier 1 and 2 Villages

- 13.30 Options A & H propose a total of around 1500-1650 new homes; with each option involving around 800 units across Tier-1. Amongst the Tier-1 villages; the sites in Barlby and Osgodby are in a low risk area with none of the sites overlapping flood zone 2 or 3. In Brayton one of the sites; land south of Brackenhill overlaps with a flood zone 2 area (around two thirds of site). However, the second site in Brayton is in a low flood risk area (Zone 1). The sites at Eggborough and Whitley, Thorp Willoughby and Hemingbrough do not overlap flood zone 2 or 3 areas. The site at Riccall partially overlaps a zone 2 /3 area (around 16% of total site area).
- 13.31 Within Tier-2 villages the sites involved at Appleton Roebuck, Camblesforth, Carlton, Cliffe, Hambleton, Kellington, Monk Fryston / Hillam, Hensall, North Duffield and Ulleskelf do not overlap any areas of fluvial flood risk (Zones 2 or 3).
- 13.32 Overall options A and H are predicted to have **minor negative effects** on climate change adaptation as all but one site are in areas at low risk of flooding (Zone 1). However, one of the sites in Brayton (Land south Brackenhill Lane) partially overlaps (65%) a flood zone 2 area.
- 13.33 Options E and D allocate a similar amount of new homes in Tier-1 and Tier-2 villages ; around 2100 and 2250 units respectively.

- 13.34 Amongst the Tier-1 villages; one of the sites involved in Brayton; land south of Brackenhill Lane, overlaps with a flood zone 2 area (35% of site area). However, the second site in Brayton is in a low flood risk area (Zone 1). In Hemingbrough, two of the sites (north of A63) overlap (42% and 10% of total site areas) a flood zone 2. However, the remaining three sites in Hemingbrough are in a low flood risk area (Zone 1).
- 13.35 The sites for development at Eggborough and Whitley and Thorp Willoughby do not overlap flood zone 2 or 3 areas. The site at Riccall partially overlaps a zone 2 /3 area (around 16% of total site area). The remaining site options in Tier-1 and Tier-2 villages do not overlap flood risk zones 2 and 3. Overall, Options D and E are predicted to have **minor negative effects** on climate change adaptation due to some of the sites involved overlapping areas of flood zone 2 and 3.
- 13.36 Options B and G propose intermediate levels of growth in Tier-1 and Tier-2 villages. One of the sites in Barlby and Osgodby; at land south of A63, overlaps a Zone 3 area by around 67%. However, this site comprises a substantial area (40ha) and only contributes an additional 90 dwellings.
- 13.37 The northern part of the site comprises a 13.4 ha area of low flood risk (Zone 1). Therefore, it should be possible to accommodate the proposed development in the northern part of the site well away from the Zone 3 overlap area of site. In Brayton; the site; land south of Brackenhill Lane, overlaps with a flood zone 2 area (35% of site area). However, the remaining sites in Brayton are in a low flood risk area (Zone 1). As under the other options, the Riccall development site partially overlaps a zone 2 /3 area (around 16% of total site area). In Hemingbrough, two of the sites (north of A63) overlap (42% and 10% of total site areas) a flood zone 2 area. However, the remaining three sites in Hemingbrough are in a low flood risk area (Zone 1). The sites in Tier-2 villages do not overlap high flood risk areas (Zones 2 and 3). Overall the sites under options B and G are also predicted to have **minor negative effects** on climate change adaptation due to some of the allocated sites overlapping areas of flood zone 2 and 3.
- 13.38 Option C proposes a total of 3175 new homes; 1650 units in Tier-1 villages and 1525 units in Tier-2 villages. The Barlby and Osgodby site discussed above; land south of A63, overlaps a Zone 3 area by around 67%. However, it should be possible to accommodate the additional 140 dwellings (compared to the lower amounts of growth in options A and H) within the 13.4 ha, Zone 1 area of the site. Similarly, the sites within Brayton (land south of Brackenhill Lane) and Riccall and Hemingbrough, partially overlap flood Zones 2 and 3. In Tier-2 villages the development sites in Hensall, land south of Wand Lane and south of Field Lane, partially overlap a flood zone 2 and Zone 3 areas. Overall the sites involved under option C are also predicted to have **minor negative effects** on climate change adaptation due to some of the allocated sites overlapping areas of flood zone 2 and 3.

13.39 Of all the options, F, proposes the highest growth in the Tier-1 and Tier-2 villages, involving 3700 dwellings in total. Of the Tier-1 sites; The land south of the A63 in Barlby and Osgodby overlaps a Zone 3 area. However, as the additional growth under this option (an extra 215 units compared to options A/H) is spread across 7 sites and there should be sufficient low risk Zone 1 areas to accommodate the growth. Two of the sites in Brayton overlap a zone 2 flood risk zone; around 34% of a total area of 34ha. The remaining sites in Brayton are in Zone 1. In Hemingbrough, two of the sites (north of A63) overlap (42% and 10% of total site areas) a flood zone 2. However, the remaining three sites in Hemingbrough are in a low flood risk area (Zone 1). The site allocated at Riccall partially overlaps a zone 2 /3 area (around 16% of total site area). The development sites allocated in Hensall, land south of Wand Lane and south of Field Lane, partially overlap a flood zone 2 and Zone 3 areas. Overall the sites under option F are predicted to have **minor negative effects** on climate change adaptation due to some of the allocated sites overlapping areas of flood zone 2 and 3.

Smaller Villages

13.40 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on climate change adaptation due to the small scale of development that’s likely to result.

Summary effects matrix: Climate Change Adaptation								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Orange	Yellow	Orange	Orange	Yellow	Orange	Orange	Orange
Tadcaster	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Sherburn in Elmet Expansion	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
New Settlement(s)	Yellow	Yellow	Yellow	Yellow	Yellow	Orange?	Orange?	Red?
Green Belt	Blue	Blue	Blue	Blue	Blue	Yellow	Yellow	Yellow
Villages	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Overall	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow?	Yellow?	Orange?

Summary: Needs-led growth

- 13.41 Selby is characterised by large areas of floodplain, and as such many of the key settlements have experienced flooding issues. However, there are a range of areas that benefit from flood defences, which reduce the risks somewhat. In the longer term, with increased risks posed by climate change, it is important to manage flood risk and avoid areas that fall within vulnerable locations. If food defences become overwhelmed, then these areas would undoubtedly be affected.
- 13.42 All the options involve growth in Selby town, with a range of sites involved. For option A, growth is maximised, and as such several sites that fall within areas of flood risk are included. Though flood defences protect these areas, this is still a negative effect. For options B-E the growth in Selby is lower, and for options B and E, this means that negative effects ought to be of a lower magnitude or easier to mitigate. For C and D however, the same areas as those included in option A are involved.
- 13.43 The options are all likely to score similarly in terms of growth in Tadcaster, with some minor negative effects for all options. The expansion of Eggborough is unlikely to cause particular issues, and though there is some flooding risk at certain Tier 1 and 2 villages, there are locations where growth can be accommodated for all of the options.
- 13.44 As a result, each of the options are predicted to have **minor negative effects** overall. Options B and E do perform better than A, C and D though as the amount of new development proposed in flood zones 2/3 is slightly lower overall (mostly due to growth in Selby).
- 13.45 In terms of new settlements, the effects are dependent upon which is chosen and the SUDs that are implemented. Stillingfleet is most preferable, with some issues associated with Church Fenton Airfield and greater constraints at the Burn Airfield.

Higher growth

- 13.46 With regards to the higher growth options, increased dispersal for option F is not considered likely to lead to more significant effects. For options F and G which include just two of the new settlements, it ought to be possible to avoid the more sensitive Burn Airfield site. Therefore, only **minor negative effects** are predicted, but there is some uncertainty (given that the Burn Airfield might still be involved).
- 13.47 However, for option H, all 3 would be required, which gives rise to **moderate negative effects** overall.
- 13.48 It is important to note for all options that there should be possibilities to incorporate SUDs and green and blue infrastructure enhancements (to varying extents). This should help mitigate effects and could lead to improvements in some locations in terms of surface water flooding. However, at this stage of assessment, a precautionary approach is taken.

14. HOUSING

- 14.1 The objective for the housing topic in the SEA framework is; to ensure that new development meets the varied housing needs of the area and provides affordable, decent housing for all¹⁹.
- 14.2 Proposals that support the timely delivery of sufficient homes of varied types and tenures and maximise the potential from strategic brownfield opportunities are judged positively.
- 14.3 Similarly, proposals that support managed expansion of rural communities are likely to be positive if this helps to improve the sustainability of those settlements.
- 14.4 Whilst large schemes are often considered as a solution to the housing shortage, small sites can cumulatively make a significant contribution to supply and offer a flexibility that larger sites cannot. The location of new housing developments is also an important consideration; providing housing in the right areas where there are more prospects for employment for example will make proposals more sustainable.

Selby Town

- 14.5 The Cross Hills Lane Selby (SELB-BZ) is the largest site proposed for residential development in Selby town. It has a capacity to deliver up to 1270 dwellings including provision of affordable homes. The site will also include open space, leisure and education provision. It is closely located to the strategic employment area at Olympia Park and employment opportunities, services and retail within Selby's Town centre. The site is well served by highways network such as the A19, A63, A1 and M62.
- 14.6 Overall this site is predicted to have positive effects on housing as it will help provide a substantial number of new homes, including affordable ones, in a very accessible location close to the main employment and services centre in Selby Town centre and strategic employment sites such as the Olympia Park.
- 14.7 The former Rigid Paper site (SELB-AG), Denison Road, Selby is a 7.5ha site is proposed for mixed use (primarily residential). A higher density design (50 dph) of up to 330 dwellings is envisaged here. The development will include affordable homes and multi-storey buildings (up to 4) which is likely to provide a greater range of types and tenures for specific community members. The site is very close to Selby Town Centre, within a short distance of many amenities, services and employment opportunities. It is also close (1.2 miles) to the strategic employment site at Olympia Park development. This site is also predicted to have positive effects on housing as it will help provide greater types and tenures of housing, including affordable homes. Its location close to employment opportunities, facilities and services makes it more sustainable.

¹⁹ AECOM report Selby Local Plant Sustainability Appraisal Scoping Report Jan.2020;
<https://www.selby.gov.uk/localplan>

- 14.8 The Industrial Chemicals site is allocated for up to 450 dwellings. Again, a higher density approach (50dph) is to be followed in designing the development which will include buildings up to three stories high. The development will also include affordable homes. This development is also predicted to have positive effects on housing as it will provide a substantial number of new homes, including affordable ones. The inclusion of higher density and multi-story buildings can potentially deliver a more varied mix of homes of different types and tenures. The location is again very close to main employment, amenities and services within Selby Town and the Olympia Park development.
- 14.9 The Land West of Bondgate is located close to Selby Town centre and to the Olympia Park employment area. Although this is a relatively small site to provide around 9 homes, it still makes a contribution to the housing need in Selby and therefore predicted to have positive effects on housing.
- 14.10 Options A, G and H propose the same level of growth at 1750 dwellings whilst option F proposes the highest level of growth at 2050 units. These options involve residential growth to the 4 sites discussed above. The three larger sites (Cross Hills La., Rigid Paper and Industrial Chemicals) are predicted to have positive effects on housing due to their proximity to main employment opportunities within Selby town and the strategic employment sites in the District. The mix of densities and designs will likely produce more varied housing types and tenures. The scale of the developments should contribute a substantial number of affordable homes. Therefore, options A,G,H and F are predicted to have **major positive effects** on housing. Furthermore, the inclusion of the brownfield sites (Rigid Paper and Industrial Chemicals) will positively contribute to SDC's Selby Town regeneration project.
- 14.11 Options C and D involve a lower level of growth of 550 units within Selby Town with growth focused within the Industrial Chemicals and Rigid Paper sites. As discussed above both of these sites are predicted to have positive effects on housing. However, the smaller development proposed under these options will provide fewer homes within Selby Town and therefore their effects are likely to be less positive than those in options A and H. Therefore, options C and D are predicted to have **moderately positive effects** on housing due to the smaller scale of development proposed.
- 14.12 Options B and E also propose a growth of 550 units within Selby Town. These utilise the Cross Hills Lane site. Again, these sites are well connected to employment and service centres within Selby Town and the rest of the District. However, the effects are likely to be less positive than the higher growth options due to the lower number of new homes proposed here. Therefore, these options are predicted to produce **moderately positive effects** on housing as they provide a smaller amount of new homes in Selby Town.

Tadcaster

- 14.13 Tadcaster is the second largest centre in the District with the second largest retail and services offering after Selby Town with a range of community facilities. The brewing industry plays an important role in the local economy. The strategic employment sites of Sherburn 2 and the Gascoigne Wood Interchange are within 8 miles; a 15 minute journey.
- 14.14 With the exception of option E, all remaining options involve the same level of growth in this location of 400 homes split across six sites.
- 14.15 The two largest development sites proposed are the Mill Lane site and land at Station Road (TADC-J) site. These will provide up to 248 and 104 dwellings, respectively. The Mill Lane site (TADC-I) is a 3 ha, mixed brown field / green field, site with a planning application for 248 dwellings. The site lies to the east of the river Wharfe and would form a logical extension to adjacent residential areas. It is close to local services (supermarket, retail, bus station and medical centre) with the main employment, services and leisure facilities located close by in Tadcaster's town centre, just across the river to the west. The plot will include an affordable housing element. Similarly, the Station road site is to provide affordable homes on site and is located close to employment opportunities, services, shopping and leisure facilities.
- 14.16 The Chapel Street/Central Area Car Park (TADC-H) is a 0.7ha site allocated for up to 43 dwellings. The site is in Tadcaster town centre within the main retail, employment and service area in Tadcaster. Furthermore, it is within short distance (320 meters) of the main bus station. This site is also to include an affordable housing element.
- 14.17 The land off Hill Crest Court (TAD-AE) site is 1ha site allocated for up to 30 dwellings. This is a greenfield site within the town's development limits, adjacent to residential areas. Again, being on the outskirts of the town centre, this site is very close to main services, retail and public transport services within Tadcaster. This site will also provide some affordable homes.
- 14.18 Two smaller sites are allocated for residential development within Tadcaster; the 1.2ha Fircroft and former Barnardo's Home site at Wighill Lane (TAD-AD) for up to 5 dwellings. The 0.3ha land to the rear of 46 Wighill lane and former Coal Yard for 17 dwellings. Again, both of these sites are within residential areas close to local employment and services. The Wighill Lane site currently has some vacant terraced properties that will be brought back into use.

14.19 Overall options A,B,C,D,F,G and H are predicted to have **moderate positive effects** on housing as they provide a substantial number of new dwellings, including affordable homes, to fulfil some of Tadcaster's housing needs. Furthermore, they are located in sustainable locations being close to community facilities, services and employment areas, including the strategic employment sites of Sherburn 2 and the Gascoigne Wood Interchange.

14.20 Option E adds further growth in the green belt. The effects are discussed below under green belt release.

Sherburn in Elmet

14.21 Sherburn in Elmet is one of the main three settlements in the District. It is located 10 miles west of Selby and 6 miles south of Tadcaster. This large settlement has a good range of facilities, services and employment opportunities. There is the Sherburn Enterprise Park, a large industrial estate, on the eastern side of town. The strategic employment sites of Gascoigne Wood Interchange and Sherburn 2 are just to the south east and east of town. Sherburn in Elmet benefits from two railway stations; Sherburn in Elmet station and South Milford. It is well connected to surrounding major cities such as York Leeds and Selby and Hull via the railway and the highways network; such as A1(M), the A63 and A162.

14.22 Six of the options (A,B,C,D,F, and H) involve the same level of growth in this location; 300 dwellings located at Land adjacent to Prospect Farm, Low Street. The development is mainly residential but will include some mixed use to provide community facilities and amenity space. Options A,B,C,D,F, and H are predicted to have **major positive effects** on housing as they provide 300 new homes in Sherburn in Elmet which is one of the main three settlements in the District. The location is made more sustainable by its location close to two railway stations, Sherburn in Elmet and South Milford. Furthermore, the site is adjacent to a proposed new employment development (land adjacent to Prospect Farm Low Street); a 57ha site to comprise B2 and B8 uses. The site is also close to employment opportunities in the town centre, Sherburn 2 and Gascoigne Wood Interchange strategic employment sites. The location also has good access to major highways such as the A63 and A1(M).

14.23 Options E and G allocate an additional 500 dwellings at Sherburn in Elmet , in the green belt. The effects of this additional allocation are discussed below under The Green Belt release section.

Settlement Expansion

14.24 All options except C allocate 1350 dwellings at Eggborough, in the form of a settlement expansion. The settlement has railway access to Leeds and is closely located to the strategic employment locations at the former Kellingley Colliery and the former Eggborough Power Station. Therefore, all options except C are predicted to have **major positive effects** on housing as they will serve to provide a substantial number of new homes (1350) including affordable homes. It is also closely located to two large strategic employment sites and is well connected to surrounding major cities via railway and the M62. Option C involves a smaller growth of 400 units. This option is predicted to have **moderately positive effects** as it enjoys the same benefits discussed above but proposes a smaller scale of development thus contributing fewer new homes compared to the other options.

Green Belt Release

14.25 Only options E, G and H involve green belt release. Therefore, for the other five options (A,B,C,D and F) **neutral effects** are predicted with regards to housing.

14.26 Option E proposes greenbelt release in Sherburn in Elmet (500 units) and Tadcaster (200 units). Sherburn in Elmet is close to a range of facilities, services and employment opportunities, including Sherburn Enterprise Park, Gascoigne Wood Interchange and Sherburn 2. It is also well served by the railway and highways network. Growth at the edge of Tadcaster should be well placed to benefit from the strategic employment sites of Sherburn 2 and the Gascoigne Wood Interchange; as these are approximately 8 – 10 miles away; a 15 -20 minute journey. Therefore, option E is predicted to have **moderate positive effects** on housing as the sites allocated to development will yield a substantial number of new homes that are located close to strategic employment sites on attractive land.

14.27 Option G also involves green belt development at Sherburn in Elmet and adds a further 1000 dwellings around Tier 1 and Tier 2 settlements. The Sherburn in Elmet allocation will have positive effects as explained above. The release of multiple Green Belt sites across the smaller settlements is likely to give rise to attractive housing that can be brought forward in the short to medium term. This is positive for housing, but the new homes would not necessarily be located in the most accessible settlements. Overall, option G is predicted to have **moderately positive effects** on housing in this respect.

14.28 Option H involves less growth in the Greenbelt, with 500 units surrounding the Tier 1 and Tier 2 villages. Similar to Option G, this should create a range of housing site options across the District, which contribute **moderate positive effects**.

New Settlements

- 14.29 Options A,B,C,D and E all propose a growth of 1260 units in plan period (3000 total) based on a new settlement. The new settlement's location has not been established; however, three potential sites are presently being considered. These comprise; the Burn Airfield, Church Fenton Airfield and a greenfield site to the east of the former Stillingfleet mine.
- 14.30 The new settlement provides an opportunity for the creation of new sustainable communities comprising mixed uses including a range of employment opportunities and local facilities. All of the sites are of sufficient size to accommodate approximately 3,000 new beyond the plan period and local infrastructure requirements such as new schools, health facilities, recreation areas and shops. Two of the proposals, East of Stillingfleet mine and Church Fenton Airfield have further additional land available for further longer term growth.
- 14.31 The Church Fenton Airfield site already has strategic employment opportunities in the form of Yorkshire Studios and the Create Yorkshire development. It is relatively close to the towns of Tadcaster (7 miles away) and Sherburn in Elmet (5 miles away).
- 14.32 Therefore, a new settlement here will not only yield substantial new housing but also provide homes in a location close to employment opportunities, 2 railways stations (Church Fenton and Ulleskelf) and the A1(M). Therefore, a new settlement here is predicted to have major positive effects on housing as it will provide a substantial number of new homes on a largely brownfield site in a sustainable location with access to transport and employment opportunities both within and outside the development.
- 14.33 The Stillingfleet site is relatively remote from the main towns and strategic employment sites in the District. However, the site has good road links to York (8 miles away) and Selby town (8 miles away) via the A19 and the site will make a significant contribution to housing numbers in the District and potentially provide further growth in the future beyond the plan period.
- 14.34 The Burn Airfield site is a 3.6 mile drive away from Selby Town with good access to the highway network through the A19, A63 and the M62. It is under 4 miles from the former Kellingley Colliery strategic employment site. A new settlement at this site is therefore predicted to have positive effects on housing as it will produce a substantial number of new homes (including beyond the plan period) in a relatively sustainable location, being close the main town of Selby.
- 14.35 Options A,B,C and D each purpose one new settlement located at one of the above sites (to deliver 1260 units in plan period and 3000 total). The effects of a new settlement under these options will vary depending on which site is ultimately chosen.

14.36 Options F and G propose two new settlements on two of the three sites discussed above (to deliver 2520 dwellings in the plan period and 6000 total). Therefore, options F and G are predicted to have **major positive effects** as they will provide substantial amounts of housing.

14.37 Option H allocates a third new settlement and utilises all three sites above (to deliver 3780 dwellings in the plan period and 9000 in total). This option will therefore provide **major positive effects** on housing due to the substantial new housing created.

Tier 1 and 2 Villages

14.38 Options A & H propose a total of 1510 and 1660 new homes across Tier-1 and Tier-2 villages. The developments proposed here are likely to positively contribute to the long-term viability of these village communities by ensuring a proportional amount of growth in housing to fulfil local housing need.

14.39 Development will positively contribute to local housing needs in these villages on a range of smaller sites. This will help to meet locally specific needs as well as housing need within the District. Due to the large number of sites involved, there should also be a wide range of housing choice in different locations. As a result, **major positive effects** are predicted.

14.40 Options D and E allocate a similar amount of new homes in Tier-1 and Tier-2 villages ; 2250 and 2100 units respectively.

14.41 This is also predicted to have **major positive effects** on housing as they provide for local housing need within the Tier-1 and Tier-2 villages, thus helping maintain viable communities in rural areas. Due to the large number of sites involved, there should also be a wide range of housing choice in different locations.

14.42 Options B and G propose higher levels of growth in Tier-1 and Tier-2 villages; allocating 2550 and 2420, respectively. These options are also predicted to have **major positive effects** on housing as they will fulfil local demand for housing and contribute to the overall housing within the District.

14.43 Option C proposes a total of 1650 in Tier-1 villages and 1525 units in Tier-2 villages. Therefore, a significant **major positive effect** is predicted.

Option F involves the highest levels of growth within Tier-1 and Tier-2 villages, allocating 2100 and 1600 units, respectively. Again, these are significantly large allocations across a wide range of sites. Thus, **major positive effects** are predicted.

Smaller Villages

14.44 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on housing due to the small scale of development that's likely to result.

Summary effects matrix: Housing								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Green	Green	Green	Green	Green	Green	Green	Green
Tadcaster	Green	Green	Green	Green	Green	Green	Green	Green
Sherburn in Elmet	Green	Green	Green	Green	Green	Green	Green	Green
Expansion	Green	Green	Green	Green	Green	Green	Green	Green
New Settlement(s)	Green	Green	Green	Green	Green	Green	Green	Green
Green Belt	Blue	Blue	Blue	Blue	Green	Blue	Green	Green
Villages	Green	Green	Green	Green	Green	Green	Green	Green
Overall	Green	Green	Green	Green	Green	Green	Green	Green

Needs-led growth

14.45 All of the options are predicted to have positive effects as they will meet housing needs, supporting economic growth and providing an element of flexibility. The areas that would benefit under each option vary slightly, with the smaller villages benefiting greatest from a dispersed approach (options B and C), but less housing being directed to larger key settlements such as Selby. Managed expansion of rural areas, on smaller sites is a component of the SA Objective for housing, and so specific benefits are likely in this respect. However, this approach would perhaps be less well placed to promote strategic brownfield sites and to focus housing in populous areas which are more likely to experience demand. Option A is most beneficial in this respect, whilst still maintaining a degree of dispersal.

Higher growth

14.46 At a higher scale of growth, major positive effects are predicted, and to a greater extent when compared to the lower growth alternatives. With a higher Plan target, and increased options for housing growth, it is likely that more areas would benefit, and different types of opportunities could come forward across the district (strategic sites, small sites, rural expansion and in tandem with economic growth opportunities). At this much higher level of growth, housing needs would be likely to be exceeded.

15. LANDSCAPE

15.1 The SEA objective for landscape²⁰ is to; protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment. Therefore, in terms of settlement level effects development proposals that protect / enhance the character, quality and diversity of the Selby's landscapes and townscapes through appropriate layout of new development, including the preservation of important open space between settlements are likely to have favourable effects on the landscape.

Selby Town

15.2 The landscape in Selby Town is predominately flat, low-lying, and interspersed with large scale arable fields. Large parts of the area comprise flood plain landscapes. The SDC's Landscape Sensitivity Study (LSS)²¹; divides the landscape surrounding the settlement into three parcels, namely; SE1-Selby Western Fringe, SE2-Selby A19 Corridor and SE3-River Ouse Corridor.

15.3 The development sites proposed under the various options utilise combinations of four residential sites and the employment site at Olympia Park. The largest residential (including mixed-use) development site is the Cross Hills Lane site, the majority of which lies within parcel SE1, Selby Western Fringe. This parcel is characterised as flat low-lying predominantly arable farmland with little tree cover. There is a sparse settlement layout with occasional isolated properties and farmsteads. The area has a predominantly rural character with a strong sense of openness. The LSS rates SE1 as having a low to moderate sensitivity to residential development. The development site as land West of Bondgate is also within SE1. However, the site currently contains recreational open space which would be lost. The remaining sites are brownfield sites within the urban area of town.

15.4 Options A, G and H, each propose 1750 units whilst option F proposes 2050 units. The larger sites are likely to provide greater scope for mitigation and the redevelopment of brownfield sites is likely to engender improvements to the landscape and townscape if sensitively designed. However, given the scale of growth proposed, it is likely there will be some adverse effects, particularly due to the flat low-lying nature of the area which affords extensive views across Selby town. Overall these options are predicted to have **moderately negative effects** on landscape.

Options B, C, D and E involve a lower level of growth of 550 units within Selby Town. These allocations are predicted to have a smaller negative effect on landscape due to the dispersed, smaller allocations of growth proposed. Therefore, options B, C, D and E are predicted to have **minor negative effects** on landscape.

²⁰ AECOM report Selby Local Plan Sustainability Appraisal Scoping Report Jan.2020; <https://selby-consult.objective.co.uk/kse/event/35204>

²¹ LUC 2019 report; Selby District Landscape Sensitivity Study; <https://www.selby.gov.uk/localplan>

15.5 Tadcaster includes a mixture of settlement size and pattern around its historic core which encompasses a pattern of historic buildings and streetscapes displaying a vernacular tradition of local building materials. The surrounding landscape comprises gently rolling landform dominated by large-scale arable fields and low-lying flood meadows with a strong sense of openness²². The LSS divided the surrounding landscape in 4 parcels;

- TA1 Tadcaster Western Fringe;
- TA2: River Wharfe Corridor;
- TA3: Tadcaster Eastern Fringe; and
- TA4: Land to the North of the A64.

15.6 The at Land at Mill Lane (248 dwellings) site is adjacent to the River Wharfe and partially overlapping the Tadcaster conservation area. The site is in a prominent location and can be viewed from the west across the river where there are a number of important heritage assets and a locally important landscape area. The plot lies in the TA2-River Wharfe Corridor assessment parcel which is rated as being of moderate sensitivity to residential development. The remaining sites are within the settlement boundaries and therefore the effects were not part of the LSS. However, in view of the numerous heritage assets and historical townscapes in Tadcaster, these are also predicted to have unfavourable impacts. Conversely, the smaller sites such land at 46 Wighill La and 'Fircroft' (Wighill La.) which bring back into use existing buildings and brownfield sites are potentially favourable to the townscape. Therefore, all options are predicted to have **moderate negative effects** on landscape due to the sensitivity of much of the landscape and historic townscape to development.

15.7 Option E allocates an additional 200 dwellings in the green belt. The effects of this additional growth are discussed below under green belt release.

Sherburn in Elmet

15.8 Six of the options (A,B,C,D,F, and H) involve the same level of growth in this location; 300 dwellings.

15.9 The main development site proposed in Sherburn in Elmet is the Land adjacent to Prospect Farm, Low Street. The 17.4ha site is proposed for up to 300 dwellings. This plot falls within the LSS's; SH3-Land to the West of the A162, assessment parcel. The landscape is flat, low-lying, predominantly arable farmland, with sparse tree cover and hedgerows.

15.10 It is mostly rural in character with a strong sense of openness with dominant industrial-scale human elements around Sherburn in Elmet. SH3 is assessed as moderately sensitive to residential developments.

²² Ibid., pp.25.

15.11 This level of growth is likely to have **minor negative effects** on landscape due to the scale of growth proposed and the sensitivity of the proposed site to development. Options E allocates an additional 500 dwellings at Sherburn in Elmet, the effects of this are discussed under the green belt release section below.

Settlement Expansion

15.12 The Eggborough landscape is flat and low-lying including industrial-scale farm buildings and major energy and transport infrastructure. The Selby Landscape Character Assessment (2019)²³ identifies the area as landscape character area (LCA) LCA16: Eggborough, incorporating the major transport corridors of the M62 and the Aire and Calder Navigation (Knottingley and Goole Canal). Eggborough Power Station forms a prominent feature in the landscape here. The proposed site for the 1350 unit development, falls within the LSS's EG1-Eggborough North Eastern Fringes, assessment parcel which is assessed as having low to moderate sensitivity to residential development.

15.13 All options except C, allocate 1350 dwellings at Eggborough, in the form of a settlement expansion. The substantial scale of development proposed has the potential to provide attractive landscaping elements in the design of the development such provide accessible attractive green spaces. However, the substantial size of growth may lead to coalescence with Kellington if development occurred on the northern side of Eggborough. Therefore, these options are predicted have **moderate negative effects** on landscape due to the sensitivity of the landscape to development and potential risk of coalescence. Ensuring a clear area of separation between the expanded settlement and Kellington should help to minimise these effects though.

15.14 Option C allocates a smaller growth of 400 units. This level of growth may offer more scope for mitigation than a larger expansion and is less likely to lead to coalescence with Kellington. Therefore, this option is predicted to have **minor negative effects** on landscape.

Green Belt Release

15.15 Only options E, G and H involve Green Belt release. Therefore, for the other five options (A, B, C, D and F) **neutral effects** are predicted with respect to landscape.

²³ LUC report (Nov.2019) Selby Landscape Character Assessment; <https://www.selby.gov.uk/localplan>

- 15.16 Option E proposes greenbelt release in Sherburn in Elmet (500 units) and Tadcaster (200 units). If development took place to the south of the settlement, it could lead to coalescence with South Milford. Growth at Tadcaster could have potential for a range of effects, depending upon the sites involved. Parts of the Green Belt fall within areas that contribute to the setting of the settlement with views both into and out of Tadcaster. Sensitivity to development around the settlement is broadly moderate due to the type and scale of existing built form, and the Locally Important Landscape Area designation and Green Belt. Overall option E is predicted to have **moderate negative effects** on landscape due to the sensitivity of the setting to development, the potential of coalescence (Sherburn in Elmet and South Milford) and the encroachment on LILA and the green belt.
- 15.17 Option G involves an additional 1000 units in the Green Belt around Tier 1 and Tier 2 Villages. Some of these locations have moderate to high sensitivity to change, and therefore the potential for negative effects on landscape exists. The Sherburn in Elmet allocation will have the same effects as under option E. Given the historic and landscape character of many sites in the Green Belt, it is anticipated that this scale of development would alter the character and visual amenity of the landscape between several settlements. Without identifying the exact sites that would be involved, a precautionary approach is taken. Therefore, option G is predicted to have **major negative effects** on landscape.
- 15.18 Option H involves 500 dwellings at Green Belt locations in Tier 1 and Tier 2 Villages. There is therefore potential for negative effects to arise in terms of landscape character. Given the lower amount of overall growth proposed for this option, there ought to be greater flexibility to avoid the most sensitive locations, and thus **moderate negative effects** are predicted.

New Settlements

- 15.19 The Church Fenton Airfield site is within a flat, low-lying area surrounded by open landscape. The Leeds East airport forms a prominent large scale development here. There are several World War II heritage assets designated as scheduled monuments. Church Fenton village is close to the southern boundary of the site. The LSS rates this area as being moderately sensitive to residential development. The size of this site affords scope for incorporating mitigation measures to reduce unfavourable effects on the landscape. The scale of growth proposed here can potentially lead to coalescence with Church Fenton village and Ulleskelf.
- 15.20 The Burn Airfield site within the Levels Farmland LCT. The site is flat and open in character surrounded by fields. There are some mature trees and patches of deciduous woodland at the eastern and south western areas of the site. The LSS rates this site as being as having moderate to high sensitivity to residential development. The scale of growth proposed here is also likely to negatively impact the neighbouring Burn village and development could therefore substantially alter the character of the landscape.

- 15.21 The Stillingfleet site is located to the south west of Escrick Village to the East of the Former Selby Mine. The area comprises flat low-lying topography comprising agricultural fields. There is an area (8ha) of ancient and semi-natural Woodland (Heron Wood) at the centre of the site. The historical landscape and conservation area in Escrick, including designated landscape of Escrick Park is adjacent to the north stern tip of this site. Whilst the site could affect the character of the landscape and settlements in the wider vicinity, with mitigation the site is predicted to have minor effects on landscape.
- 15.22 The effects of the new settlement will depend on which site is ultimately chosen for the scheme. There are sensitive landscapes across the three potential sites. However, the Stillingfleet and Church Fenton Airfield sites are likely to have minor to moderately negative effects on landscape whereas the Burn site can potentially have more significant negative effects on landscape due to the high sensitivity of the landscape.
- 15.23 Options A, B, C, D and E propose one new settlement which is predicted to have **minor negative effects on landscape** as this allows more flexibility as to which site is eventually chosen. Options F and G propose two new settlements, and these are predicted to have **moderately negative effects**. Option H proposes three new settlements and is more likely to produce **major negative effects** on landscape as this would involve developing all three sites including the more sensitive Stillingfleet site.

Tier 1 and 2 Villages

- 15.24 SDC's LSS assessed the landscapes around the Tier-1 and Tier-2 villages in the District. The study generally found medium or lower sensitivity to development. However, areas of Monk Fryston, Escrick, Carlton, Brayton and Thorpe Willoughby were assessed as having moderate to high sensitivity to development. The parcel between Selby town and Brayton was assessed as being particularly sensitive to development due to its essential role in maintaining the separate identities of the two settlements and the potential impacts on Brayton's conservation area. Highest sensitivity was attached to parkland landscapes, which are considered to be vulnerable to change from built development, and often make positive contributions to the setting of the settlements²⁴.
- 15.25 Options A and H propose the lowest growth; 1510-1660 new homes across Tier-1 and Tier-2 villages. The moderate levels of growth predicted to have **moderately negative effects** on landscape. However, the growth proposed in Carlton and Appleton Roebuck can potentially have more negative effects due to development sites being adjacent to conservation areas there.
- 15.26 All remaining options involve higher levels of growth to Tier 1 and Tier 2 villages. Therefore, these options are predicted to have **major negative effects** on landscape due to the scale of development proposed which is likely to significantly alter the landscape in and around these particularly sensitive locations.

Smaller Villages

15.27 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on landscape due to the small scale of development that’s likely to result.

Summary effects matrix: Landscape								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Orange	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange
Tadcaster	Red	Red	Red	Red	Red	Red	Red	Red
Sherburn in Elmet	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Expansion	Orange	Orange	Yellow	Orange	Orange	Orange	Orange	Orange
New Settlement(s)	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Red
Green Belt	Blue	Blue	Blue	Blue	Orange	Blue	Red	Orange
Villages	Orange	Red	Red	Red	Red	Red	Red	Orange
Overall	Red	Red	Red	Red	Red	Red	Red	Red

Summary: Needs-led growth

15.28 All options are predicted to have potential **major negative effects** on landscape because there are sensitive landscapes across the district with the flat, low-lying, open nature of the landscape affording extensive views from the surrounding areas into proposed sites and outward from the sites into the surrounding landscape.

15.29 The effects are more or less prominent in different areas depending upon the scale of growth in different settlements, and also the choice of new settlement. Therefore, whilst major negative effects are predicted overall for each option, there ought to be some scope to avoid and mitigate effects. There is also likely to be some positive effect in town centre areas such as Selby, where regeneration of brownfield sites will occur.

LUC 2019 report; Selby District Landscape Sensitivity Study;
<https://www.selby.gov.uk/sites/default/files/Selby%20LSS%20Report%20Final.pdf>

Summary: Higher growth

15.30 The higher growth options will have the same negative effects exhibited by the lower growth options only these will be greater in magnitude due to the substantial additional growth proposed. This particularly applies to the more sensitive Tier-1 and Tier-2 villages and settlements with conservation areas and historic parks.

16. WATER

- 16.1 The SEA objective for water (resources and quality)²⁵ is to; *conserve water resources and protect / enhance the quality of water bodies in the District*. Therefore, it is important that development minimises pressure on water resources (e.g. by minimising leakage, using water efficient systems in buildings, recycling, and sustainable drainage to capture run-off and storm water). Measures that minimise wastewater discharges into local water courses and ensure there is no further deterioration in polluted water bodies are also important.
- 16.2 Large parts of the district are designated as Nitrate Vulnerable Zones (NVZ), and there are a number of countryside stewardship schemes operating through the district, with priority locations identified in term of pollutants and sedimentation from farming. This includes Sherburn in Elmet , Eggborough, South Duffield, Barlby with Osgodby, Church Fenton. This suggests that pollution from agriculture is an issue in parts of the district, but also that agreements are in place to help manage water quality and biodiversity interests. A change in use could therefore have mixed effects in terms of water quality.

Selby Town

- 16.3 The locations and capacity of waste water treatment plants has not been determined. However, it is assumed that the larger urban centres are supported by sufficient infrastructure, whilst smaller and more remote villages may be more likely to require upgrades to support substantial levels of growth. The redevelopment of previously industrial sites may serve to reduce more polluting industrial wastewater effluents going into local treatment works.
- 16.4 Development on larger sites currently in intensive agricultural use may also reduce agricultural effluent (particularly nitrate and phosphate rich effluents) being discharged into local water courses. Nonetheless the scale of development proposed is likely to substantially increase water demand leading to increased abstraction and depletion of existing water reservoirs. It will also lead to increased pressure on existing wastewater treatment infrastructure. Therefore, options proposing higher growth in Selby Town, namely; options A, G and H, (1750 dwellings), and F (2050 dwellings), are predicted to have **minor negative effects** on water.
- 16.5 Options B, C, D and E involve a lower level of growth of 550 units within Selby Town. Due to the smaller scale of development proposed these options will place less pressure on the existing water supply and treatment infrastructure. Therefore, options B, C, D and E are predicted to have **neutral effects** on water.

Tadcaster

²⁵ AECOM report Selby Local Plant Sustainability Appraisal Scoping Report Jan.2020; <https://selby-consult.objective.co.uk/kse/event/35204>

- 16.6 All options involve at least 400 new homes in Tadcaster. As Tadcaster is one of the three main settlements in the District, it is likely that the town has sufficient water and wastewater infrastructure capacity for the relatively modest levels of growth proposed and therefore, **neutral effects** on water.
- 16.7 Option E allocates an additional 200 dwellings in the green belt. The effects of this additional allocation are discussed below under green belt release.

Sherburn in Elmet

- 16.8 Six of the options (A,B,C,D,F, and H) involve the same level of growth in this location; 300 dwellings located at Land adjacent to Prospect Farm, Low Street. These are likely to benefit from the existing water infrastructure here. However, some of the water courses close to Sherburn in Elmet are of poor quality (according to WFD) and therefore these developments can potentially exacerbate the situation by placing further pressure on local water bodies. Therefore, **minor negative effects** are envisaged for these options.
- 16.9 Option E and G allocate an additional 500 dwellings at Sherburn in Elmet , the effects of this are discussed under the green belt release section below.

Settlement Expansion

- 16.10 All options except C, allocate 1350 dwellings at Eggborough, in the form of a settlement expansion. The scale of the scheme will increase water demand in the area. It is important that the capacity of existing water and wastewater infrastructure is verified prior to development to ascertain if there is sufficient capacity to cope with the added demand. Whilst the water quality of local water bodies is classed as moderate the additional treated effluent discharge from the local wastewater treatment works can potentially have unfavourable effects. Overall these options are predicted to have **minor negative effects** on water due to the additional demands on sources and the potential pressures on water quality in local water courses.
- 16.11 Option C allocates a smaller growth of 400 units. This option is predicted to have **neutral effects** on water as the scale proposed is much lower than the remaining options and therefore less likely to adversely impact water sources and the quality of water bodies in Sherburn in Elmet .

Green Belt Release

- 16.12 Only options E, G and H involve green belt release. Therefore, for the other five options (A, B ,C ,D and F) **neutral effects** are predicted with respect to water resources.

16.13 Option E proposes greenbelt release in Sherburn in Elmet (500 units) and Tadcaster (200 units). Both locations are likely to benefit from the existing water/ wastewater infrastructure. The Sherburn in Elmet allocation takes the total growth proposed to 800 under Option E.

16.14 WFD data shows that the status of the some of the water bodies in the vicinity of Sherburn in Elmet are in poor status. The additional allocation here can potentially exacerbate the issue. Therefore, option E is predicted to have **moderate negative effects** on water.

16.15 Option G also allocates 500 units in the green belt at Sherburn in Elmet and adds a further 1000 units at the periphery of Tier 1 and Tier 2 Villages. The effects of additional development at Sherburn in Elmet would be moderately negative as discussed above. The smaller villages are more likely to have more limited water/ wastewater infrastructure. Therefore, option G is also predicted to have **moderately negative effects** on water.

16.16 Option H involves a lower level of Green Belt growth with 500 dwellings overall across the Tier 1 and Tier 2 settlements. Therefore, Option H is predicted to have **minor negative effects** on water.

New Settlements

16.17 The scale of the new settlement(s) proposed will increase water demand in the area. It is important that the capacity of existing water and wastewater infrastructure is verified prior to development to ascertain if there is sufficient capacity to cope with the added demand. Similarly, additional treated effluent discharge from the local wastewater treatment works can potentially have unfavourable effects on water in the local watercourses. Therefore, these options are predicted to have **minor negative effects** on water due to the additional demands on water sources and the potential pressures on water quality in local water bodies.

16.18 Options F and G, which involve two new settlements and option H with its three new settlements, are predicted to have **moderately negative effects** on water.

Tier 1 and 2 Villages

16.19 Smaller and more remote villages are more likely to require upgrades to support substantial levels of growth. Several of the tier 1 and 2 villages also fall within or close to drinking water protection areas and / or safeguard zones (Barlby with Osgodby, North Duffield, Carlton, Hensall, Hemingbrough). Consequently, the water environment in such locations is likely to be sensitive to change and ought to be carefully managed.

16.20 Furthermore, new development within villages in the vicinity of the River Derwent SSSI such as Hemingbrough and North Duffield may lead to additional discharges into water bodies within the SSSI. This can potentially have adverse effects on these sensitive habitats and the flora and fauna they support. Therefore, options A and H, which propose the lowest levels of growth are predicted to have **minor negative effects** on water. Options B, C, D, E and G propose higher levels of growth in Tier-1 and Tier-2 villages and therefore are expected to have **moderately negative effects**. Option F proposes the highest growth of around 3700 dwellings and therefore predicted to have **major negative effects** on water.

Smaller Villages

16.21 Only windfall development is proposed for smaller villages and therefore all options are predicted to have the same **neutral effects** on water due to the small scale of development that’s likely to result.

Summary effects matrix: Water								
	402 dwellings per year					589 dwellings per year		
Options	A	B	C	D	E	F	G	H
Selby	Yellow	Blue	Blue	Blue	Blue	Yellow	Yellow	Yellow
Tadcaster	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Sherburn in Elmet	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Expansion	Yellow	Yellow	Blue	Yellow	Yellow	Yellow	Yellow	Yellow
New Settlement(s)	Yellow	Yellow	Yellow	Yellow	Yellow	Brown	Brown	Brown
Green Belt	Blue	Blue	Blue	Blue	Brown	Blue	Brown	Yellow
Villages	Yellow	Brown	Brown	Brown	Brown	Red	Brown	Yellow
Overall	?	?	?	?	?	Brown	Brown	Brown

Needs-led growth

- 16.22 Development will require servicing in terms of water supply, water treatment and drainage. The locations and headroom capacity of treatment plants has not been determined. However, there are assumptions made that the larger urban centres are supported by sufficient infrastructure, whilst smaller and more remote villages may be more likely to require upgrades to support notable levels of growth. In this respect, option A is likely to be appropriate, whilst dispersed approaches (option C in particular) could be more problematic.
- 16.23 Large parts of the district are designated as Nitrate Vulnerable Zones, and there are a number of countryside stewardship schemes operating through the district, with priority locations identified in term of pollutants and sedimentation from farming. This includes Sherburn in Elmet , Eggborough, South Duffield, Barlby with Osgodby, Church Fenton.
- 16.24 This suggests that pollution from agriculture is an issue in parts of the district, but also that agreements are in place to help manage water quality and biodiversity interests. A change in use could therefore have mixed effects in terms of water quality.
- 16.25 On one hand, the effects might be reduced in terms of polluting activities, but on the other, management measures may no longer be in place, and there would be greater pressure on drainage and treatment networks. The areas most likely to be affected are Sherburn in Elmet and the tier 1 and 2 settlements. Therefore, options C and E could be more likely to give rise to effects.
- 16.26 Several of the tier 1 and 2 villages also fall within or close to drinking water protection areas and / or safeguard zones (*Barlby with Osgodby, North Duffield, , Carlton, Hensall, Hemmingborough*). Whilst non-statutory designations, these show that the water environment in such locations is sensitive to change and ought to be carefully managed.
- 16.27 Some smaller villages are also close to and may lead to discharges into the River Derwent SSSI (For example Hemmingborough and south Duffield) . For option C in particular, these issues would need to be addressed.
- 16.28 Water Framework Directive data shows that there is currently moderate water quality in watercourses passing through Tadcaster, Selby Town and Eggborough. Other watercourses in the district are of poor quality, and this includes some close to Sherburn in Elmet . This means option E could potentially have more notable effects in terms of water quality.
- 16.29 At this stage, potential **moderate negative effects** are presumed from a precautionary point of view (acknowledging a degree of uncertainty)

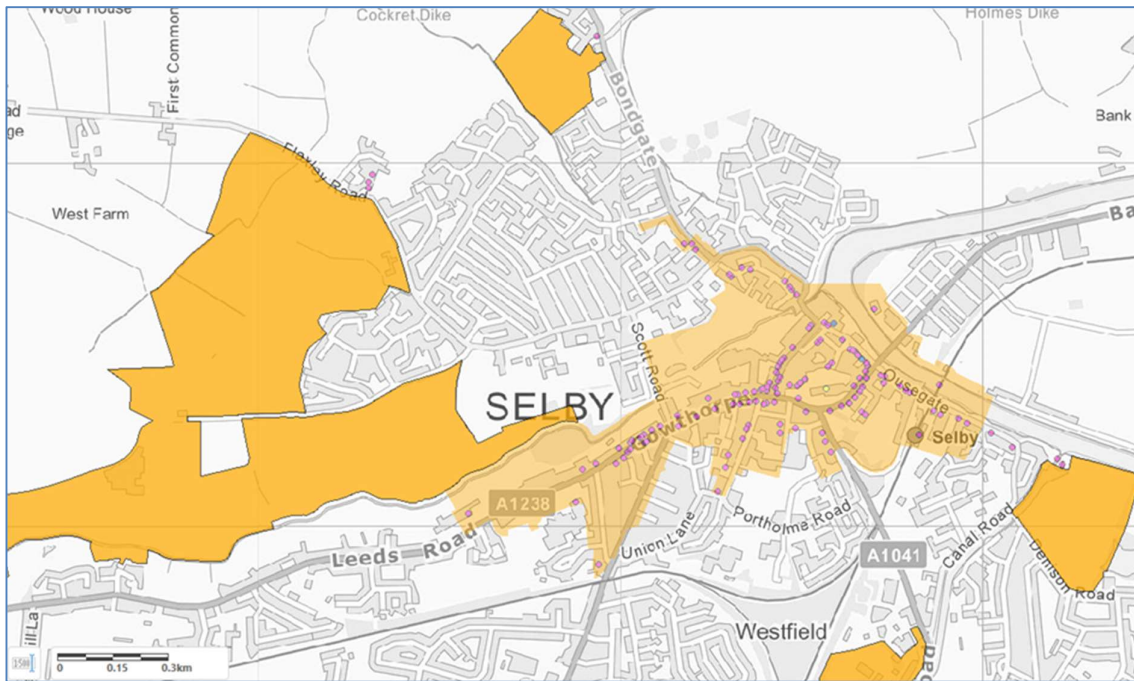
16.30 Options A, B and D are predicted to have **minor negative effects**, but uncertainty also exists.

Higher Growth

16.31 The likelihood of negative effects on water quality are exacerbated for the higher growth options, particularly those that involve dispersed growth to a greater extent (option F). therefore, **moderate negative effects** are predicted with greater certainty for all three options.

ANNEX 1: Figures

Figure 1 Selby Historic Environment






-  Development sites
-  Conservation area
-  Heritage assets

Figure 2 Proposed Development Sites & AQMA

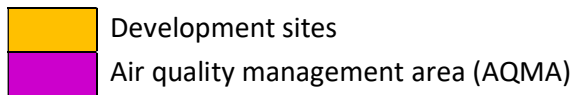
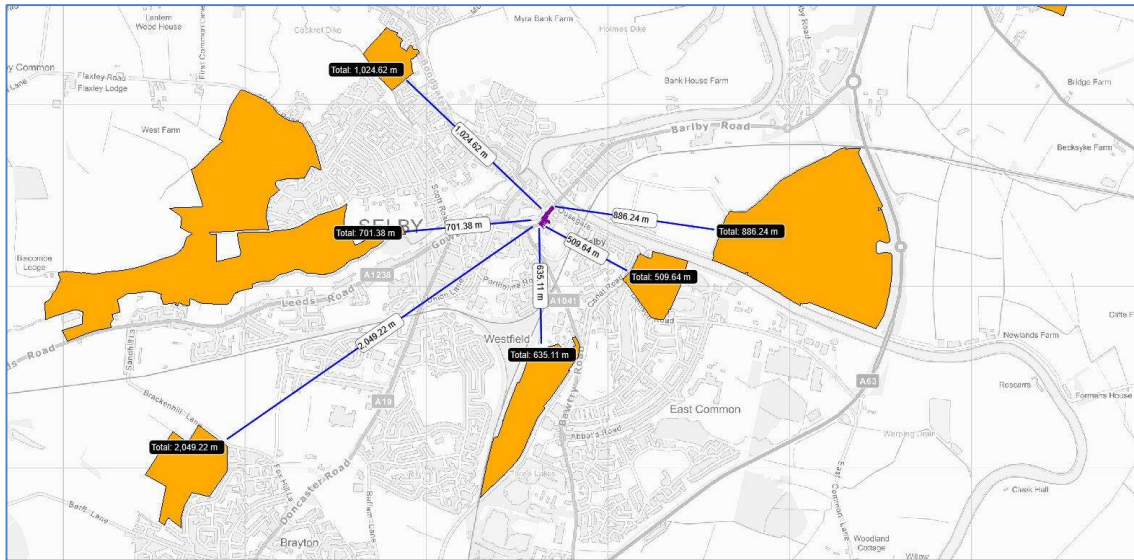


Figure 3 Burr Closes SSSI IRZ

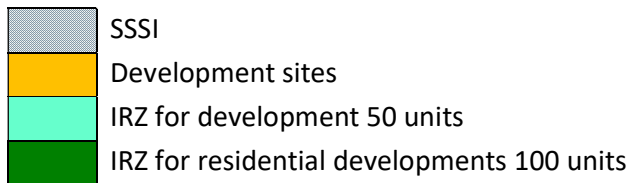
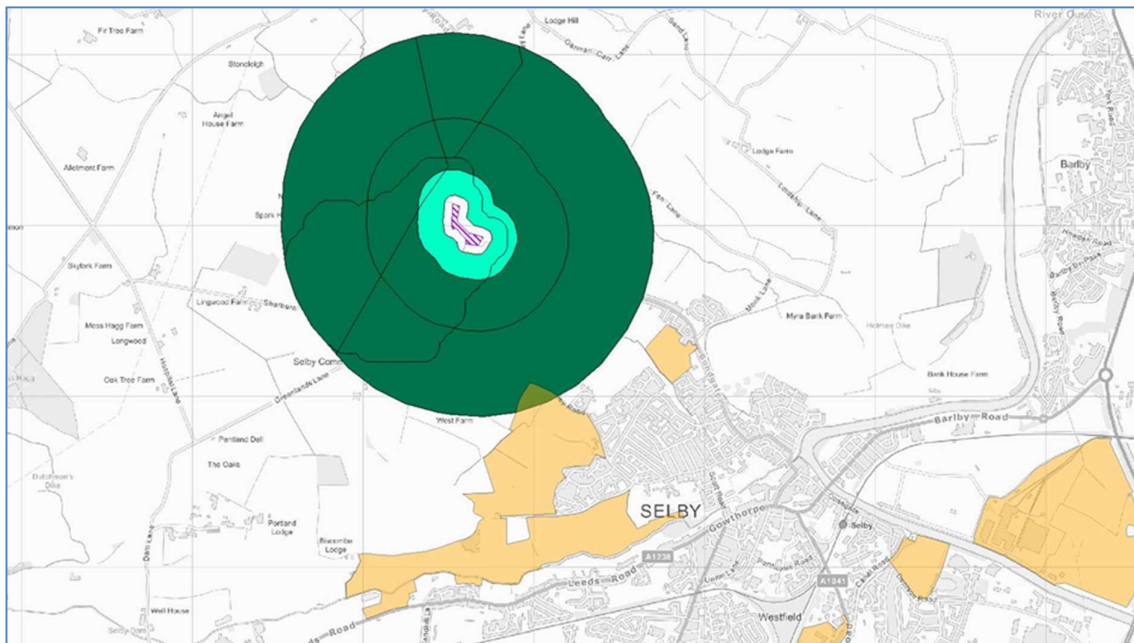


Figure 4 SSSI IRZ around Ulleskelf

MAGiC

Ulleskelf-SSSI IRZ

