



## **Selby Local Plan**

### **Authority Monitoring Report**

***For Monitoring Period 1 April 2021 to 31 March 2023***

## Contents

1. Executive Summary .....	4
Summary .....	4
Summary of Core Strategy Indicators .....	6
2. Introduction .....	16
Structure of the AMR .....	17
Current Development Plan .....	18
Former Selby district Area Context .....	19
<b>The Place</b> .....	<b>19</b>
<b>The People</b> .....	<b>19</b>
<b>The Economy</b> .....	<b>20</b>
<b>Planning for the Community</b> .....	<b>20</b>
<b>Planning Performance</b> .....	<b>21</b>
<b>Nationally Significant Infrastructure Projects (NSIPs)</b> .....	<b>22</b>
<b>White Rose Forest Partnership</b> .....	<b>23</b>
3. Local Development Scheme (LDS) .....	24
Local Plan .....	24
Neighbourhood Plans .....	26
Neighbourhood Plan Progress (1 April 2011- 31 March 2023) .....	26
Duty to Co-operate .....	28
Statement of Community Involvement .....	29
4. Spatial Development Strategy .....	31
Spatial Development Strategy and Housing Land Supply .....	31
Housing development .....	32
Housing development by Location .....	36
5. Creating Sustainable Communities .....	40
Completed dwellings by number of bedrooms and dwelling type .....	40
Affordable Housing .....	42
100% Affordable housing schemes and Rural Exception Sites .....	45
Gypsies, Travellers and Travelling Showpersons .....	46
Commuted sums collected for and spent on ROS .....	47
Community Infrastructure Levy (CIL) .....	48
Self-Build and Custom Housebuilding Register .....	49
6. Promoting Economic Prosperity .....	50
Employment Land .....	51
Employment in the former Selby district area .....	64

Town Centres .....	65
Parish Services Audit .....	69
Recreation, Tourism and Leisure .....	71
7 Improving the Quality of Life .....	77
Environment Agency flood risk objection .....	77
Sustainable Transport .....	79
Travel Plans Secured through the planning process.....	80
Renewable Energy .....	81
Protecting the Historic Environment.....	85
8 Appendix A: Parish Services Audit –December 2022.....	87
9 Appendix B: Town Centre and Retail Survey 2018 (October 2018) - Conclusions.....	94
<b>Selby .....</b>	<b>94</b>
<b>Ground floor Use Classes .....</b>	<b>94</b>
<b>Upper floor use classes.....</b>	<b>94</b>
<b>Ground floor use types.....</b>	<b>94</b>
<b>Comparisons - Selby Town Centre Use Type Changes 2015-2018.....</b>	<b>95</b>
<b>Transport.....</b>	<b>95</b>
<b>Sherburn in Elmet.....</b>	<b>95</b>
<b>Ground floor Use Classes .....</b>	<b>95</b>
<b>Upper floor use classes.....</b>	<b>95</b>
<b>Ground floor use types.....</b>	<b>96</b>
<b>Comparisons - Selby Town Centre Use Type Changes 2015-2018.....</b>	<b>96</b>
<b>Transport.....</b>	<b>96</b>
<b>Tadcaster .....</b>	<b>96</b>
<b>Ground floor Use Classes .....</b>	<b>96</b>
<b>Upper floor use classes.....</b>	<b>97</b>
<b>Ground floor use types.....</b>	<b>97</b>
<b>Comparisons - Selby Town Centre Use Type Changes 2015-2018.....</b>	<b>97</b>
<b>Transport.....</b>	<b>97</b>
<b>Overall .....</b>	<b>98</b>
<b>Ground Floor Use Classes .....</b>	<b>98</b>
<b>Overall Upper Floor Use Classes.....</b>	<b>98</b>
<b>Overall Ground Floor Retail Use Types.....</b>	<b>98</b>
<b>Comparison 2015-2018.....</b>	<b>98</b>

# 1. Executive Summary

1.1 This Authority Monitoring Report (AMR) monitors the period 1 April 2021 – 31 March 2023, using the indicators set out in the Selby District Core Strategy Local Plan (2013) (Figure 13 – Core Strategy Performance Indicators).

Further details can be found online at:

<https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-development-plan/selby-core-strategy-2013/selby-district-core-strategy-local-plan>

1.2 This report covers a range of topic areas to provide a picture of the social, environmental and economic geography of former Selby district Local Planning Authority Area.

## Summary

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

<b>Spatial Development Strategy</b>
Good progress is being made in supplying enough homes for the former Selby district area with 455 net completions in 2021/22 and 448 net completions in 2022/23. The new dwellings are being well spread around the former Selby district area with large developments in the majority of the biggest towns and villages.
<b>Creating Sustainable Communities</b>
There have been a large number of affordable dwellings completed in the former Selby district area, although this is below the overall target of up to 40%. The housing mix is also not quite in line with the target with less Intermediate and Social Rented housing delivered. The Housing and Economic Development Needs Assessment (HEDNA) 2020 set out the housing mix need for the former Selby district area and this target was not met in 2021/22 and 2022/23
<b>Promoting Economic Prosperity</b>

There has been a 5.65ha increase in employment land in 2021/22 and a 2.59ha increase in 2022/23, as well as a slight decrease of those in employment in the former Selby district area in 2021/22 but an increase in employment in 2022/23.

### **Neighbourhood Plans**

There are currently three adopted neighbourhood development plans in the Selby Area. Appleton Roebuck and Acaster Selby Neighbourhood Plan was adopted (made) on 7 December 2017. The Church Fenton Neighbourhood Plan was adopted (made) on 29 September 2021 and the Escrick Neighbourhood Plan was made on 13 December 2022.

### **Community Infrastructure Levy**







The Council for the former Selby district area has received £1,230,145.90 from CIL receipts in 2021/22 and has received £462,563.92 from CIL receipts in 2022/23


### **Developer Contributions**









The Council for the former Selby district area has received £782,811.50 from Developer contributions through s106 obligations in 2021/22 and has received £326,340.71 from Developer contributions through s106 obligations in 2022/23

## Summary of Core Strategy Indicators











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











Indicator Status	
	Achieving the indicator target.
	Little or no change from previous year and is neither comfortably achieving, nor achieving poorly.
	Targets are not being met and improvement is required.
<b>N/A</b>	No update is available where the indicator has not been monitored.
Indicator Trend Change	
	Upward trend from previous year.
	Downward trend from previous year.
	Little or no change to trend from previous year.











Indicator Number	Indicator	Status	Trend Change	Notes
1	Proportion of new development in Selby, Sherburn In Elmet and Tadcaster			53.4% of completions within Selby/Sherburn in Elmet/Tadcaster in 2021/22. 45.5% of completions within Selby/Sherburn in Elmet/Tadcaster in 2022/23.
2	Proportion on previously developed land			In 2021/22, 2.4% of completions were on brownfield land. In 2022/23, 17.2% of completions were on brownfield land.
3	Scale and Type of new development in Green Belt			There have been no new developments in the Green Belt in 2021/22 or 2022/23.
4	Overall completions			There have been 455 net completions in 2021/22. There have been 448 net completions in 2022/23.
5	Amount of new development completed by location			Sherburn in Elmet and the Designated Service Villages have made good progress on reaching their minimum targets. More needs to be built in Tadcaster and Selby.
6	Modal split of those accessing the Olympia Park site	N/A	N/A	No data available for 2021-23.
7	Number of dwellings with			1,328 planning permissions in the former Selby district area.









Indicator Number	Indicator	Status	Trend Change	Notes
	planning permission			At 31 <sup>st</sup> March 2023 the Council has a 5.3 year supply of deliverable housing.
8	Amount of new development approved by location			A large number of permissions have been granted in Selby, Sherburn in Elmet and the Designated Service Villages, though Selby and Tadcaster have not seen many permissions.
9	Completed new dwellings by number of bedrooms and dwelling type			55.17% of dwellings were 2/3 bed in 2021/22, which is below the HEDNA target of 65-85%. 52.46% of dwellings were 2/3 bed in 2022/23, which is below the HEDNA target of 65-85%
10	Level of affordable housing approved and completed			29.5% of total homes built in 2021/22 were affordable and 15.3% in 2022/23 were affordable against a target of up to 40%.
11	Proportion of affordable homes by tenure			In 2021/22, 54% were affordable rent, 7.2% were affordable ownership and 38.8% were intermediate ownership. In 2022/23, 32.87% were affordable rent, 1.38% were affordable ownership and 65.75% were intermediate









Indicator Number	Indicator	Status	Trend Change	Notes
				ownership. The target is 30-50% intermediate and 50-70% Social Rented.
12	Range of dwelling types			55.17% of dwellings were 2/3 bed in 2021/22, which is below the HEDNA target of 65-85%. 52.46% of dwellings were 2/3 bed in 2022/23, which is below the HEDNA target of 65-85%
13	Commuted sums collected and spent on affordable homes			There was £260,530 spent on affordable housing in 2021/22 and £2,470,137.23 in 2022/23.
14	No. of dwellings in 100% affordable housing schemes or Rural Exception Sites with permission/completed			There have been no dwellings completed on 100% affordable schemes in 2021/22, or 2022/23. Work is on-going to identify the need for further rural exception sites.
15	No. of pitches with permission/completed for Gypsies & Travellers			There have been no consents for Gypsy and Traveller pitches in 2021/22 and 2022/23.
16	No. of new 'quarters' with permission/compl			No identified need for travelling showpeople in the former Selby district area.

Indicator Number	Indicator	Status	Trend Change	Notes
	eted for Travelling Showpersons			
17	Access to community services / facilities including health care and ROS / green infrastructure within Parishes			The Parish Services audit was last undertaken for the financial year of 2022/23.
18	Commuted sums collected for and spent to provide ROS and other community facilities			There was £184,801 spent on ROS and community facilities in 2021-22. There was £30,363 spent in 2022-23.
19	No. of Travel Plans secured through the planning process			2 travel plans were submitted in 2021/22 financial year and 5 travel plans were submitted in 2022/23 financial year.
20	Supply of land developed for employment by use class and location			5.65 net ha of employment floorspace approved in 2021-22. 3.14 net ha of employment floorspace approved in 2022-23. In total there has been an increase of 156.29 hectares within the plan period against a target of 37-52 hectares.
21	Net losses and gains of			15,110m2 net gain in employment floor space in

Indicator Number	Indicator	Status	Trend Change	Notes
	employment floor space on existing employment sites / SDLP allocations			2021/22 and 25,119m2 net gain of employment floor space in 2022/23
22	Additional recreation and leisure uses			27 m2 net gain of floorspace in 2021/22. 11,308.1 m2 net gain of floorspace in 2022/23.
23	Achieve growth in number of jobs within the former Selby district area.			In 2021/22 there were 2,500 more people in employment and 1,800 less unemployed people than in 2011. In 2022/23 there were 1,000 more people in employment and 1,800 less unemployed people than in 2011.
24	New recreation and tourism activity in rural areas			0.58 ha increase in rural recreation and tourism space in 2021/22 and 2.89 ha increase in rural recreation and tourism space in 2022/23.
25	Results of the SHMA			HEDNA was produce in October 2020. Available to view <a href="#">here</a> .
26	Permissions/completions of floor space for town centre uses			65.8 m2 net gain of retail floorspace in defined town centres in 2021/22. 18 m2 net gain of retail floorspace in defined town centres in 2022/23

Indicator Number	Indicator	Status	Trend Change	Notes
27	Town centre health checks			A Town Centre Check was last undertaken in September/October 2018
28	Parish services survey			The Parish Services Audit was last undertaken in the financial year of 2022/2023.
29	Gains and losses in service and facilities in villages			The Parish Services audit was last undertaken for the financial year of 2022/23.
30	Reducing travel by private car	N/A	N/A	No data available for 21/23. Indicator no longer measurable.
31	Increasing walking cycling and use of public transport	N/A	N/A	No data available for 21/23. Indicator no longer measurable.
32	Permission granted contrary to outstanding Environment Agency flood risk objection			No applications were granted contrary to Environment Agency flood risk objections in 2021/22 or 2022/23.
33	% of development incorporating SuDS	N/A	N/A	No data available for 2021/23. Indicator requires further development.
34	% of residential and non-residential schemes meeting	N/A	N/A	No data available for 2021/23. Indicator requires further development.

Indicator Number	Indicator	Status	Trend Change	Notes
	minimum requirement for renewable energy sources			
35	<p>No. of strategic development sites and other designated allocations using the following technologies for the majority of their needs:</p> <ul style="list-style-type: none"> <li>• local biomass</li> <li>• energy from waste</li> <li>• combined heat and power schemes, and</li> <li>• community heating projects</li> </ul>	N/A	N/A	No data available for 2021/23. Indicator requires further development.
36	No. of houses built to 'Code for Sustainable Homes' standards	N/A	N/A	The 'Code for Sustainable Homes' standard has become outdated following government reviews of technical housing standards and is not now monitored.

Indicator Number	Indicator	Status	Trend Change	Notes
37	No. of non-residential developments built to BREEAM standards	N/A	N/A	No data available for 2021/23. Indicator requires further development.
38	Permitted stand-alone renewable schemes (MW) that are installed and grid connected			534.94 MW approved since 2011. 0MW approved in 2021/22 and 100.08MW approved in 2022/23
39	Permitted 'micro-generation' schemes – not grid connected	N/A	N/A	No data available for 2021/23. Changes to Permitted Development relating to small scale energy generation schemes will make this indicator difficult to measure.
40	Safeguarding protected historic and natural sites			No change to number of listed buildings.
41	Amount of Green Infrastructure	N/A	N/A	No data available for 2021/23. Indicator requires further development.
42	Numbers of heritage assets and assets at risk			No change to number of heritage assets and assets at risk.
43	Supporting the creation and restoration of habitats	N/A	N/A	No data available for 2021/23. Indicator requires further development.

Indicator Number	Indicator	Status	Trend Change	Notes
44	No. of homes built to nationally recognised design benchmarks	N/A	N/A	No data available for 2021/23. Indicator requires further development.

## **2. Introduction**

### **Local Government Reorganisation and the Selby Local Plan**

- 2.1 On 1st April 2023, North Yorkshire Council became the local planning authority for the area previously covered by the eight local planning authorities of Craven, Harrogate, Hambleton, North Yorkshire, Richmondshire, Ryedale, Scarborough and Selby.
- 2.2 The North Yorkshire Council Planning Policy team is working to produce a new Local Plan, which will guide development across the whole of the new local authority area. Until this new Local Plan is adopted, the existing adopted Local Plans of the legacy authorities, including the Selby District Core Strategy Local Plan (2013) and the Selby District Local Plan (2005), will remain in use as part of the statutory development plan. The Selby District Core Strategy Local Plan (2013) and the Selby District Local Plan (2005) will continue to be used to determine planning applications and guide development within the former Selby district area. However, at a Full Council meeting in February 2023 it was agreed to continue production of the ‘Selby Local Plan’ due to the advanced stage it had already reached in its preparation. This continued production of the “Selby Local Plan” means that on its adoption, it will replace the Selby District Core Strategy Local Plan (2013) and the Selby District Local Plan (2005) and will be part of the statutory development plan.
- 2.3 Therefore, until the adoption of the new North Yorkshire Local Plan, the Council must continue to monitor the Selby District Core Strategy Local Plan (2013) or the “Selby Local Plan” on its adoption by producing an annual Authority Monitoring Report (AMR) for the former district of Selby.
- 2.4 Each former district has committed to producing an AMR for their Local Plan area and these will all be published on the North Yorkshire Council website.
- 2.5 This AMR relates to the former Selby district Local Planning Authority area only.

### **The Authority Monitoring Report**

- 2.6 Monitoring has an essential role in policy development. The requirement to publish an Annual Monitoring Report was set out in the Planning and



Compulsory Purchase Act 2004 in order to outline the implementation of the Local Development Scheme and the extent to which the policies are achieving the plan's objectives.

- 2.7 The Localism Act (2011) removed the requirement for local planning authorities to submit an Annual Monitoring Report to the Secretary of State. However, councils are still required to prepare reports, now known as 'authority' monitoring reports. The Act requires councils to publish this information direct to the public in the interests of transparency.
- 2.8 This Authority Monitoring Report (AMR) monitors the period 1 April 2021 – 31 March 2023, using the indicators set out in the Selby District Core Strategy Local Plan (Figure 13 – Core Strategy Performance Indicators), adopted on 22 October 2013.
- 2.9 Figures provided refer to the monitoring year 1 April 2021 – 31 March 2023, unless stated otherwise.
- 2.10 Monitoring in this way enables the Council to assess:
- whether the Council is meeting the timescales and milestones in the Local Development Scheme;
  - the extent to which policy objectives are being achieved;
  - whether any policies need to be replaced to meet sustainable development objectives, and
  - what action needs to be taken if policies need to be replaced.

## **Structure of the AMR**

- 2.11 The AMR initially reports on planning performance, progress made on the production of the Local Plan, Neighbourhood Plans and Duty to Cooperate. Payments made under CIL and those from developer contributions are then followed by a report on the Self-Build and Custom House Building Register. The AMR concludes with the annual report on the 44 indicators.
- 2.12 Figure 13 of the Core Strategy provides a set of performance indicators along with targets that are intended to monitor how successfully the Core Strategy

policies are being implemented. The AMR reports on the progress made against the 44 indicators set out in the Core Strategy.

## **Current Development Plan**

2.13 The Council is preparing a suite of Local Plan documents required under the Planning and Compulsory Purchase Act 2004<sup>1</sup> and Localism Act 2011, which will form part of the new Local Plan (formerly known as the Local Development Framework).

2.14 The current development plan for the former Selby district area comprises:

- The adopted Selby District Core Strategy Local Plan 2013;
- ‘saved’ policies in the Selby District Local Plan (adopted 2005 and saved by direction of the Secretary of State 2008) and which are not specifically replaced by policies in the Selby District Core Strategy Local Plan, 2013;
- Adopted Neighbourhood Plans (Appleton Roebuck and Acaster Selby Neighbourhood Development Plan, Church Fenton Neighbourhood Development Plan, and the Escrick Neighbourhood Development Plan)
- Minerals and Waste Joint Plan, and
- East Inshore and East Offshore Marine Plan (2014)

2.15 The Council’s 7th Local Development Scheme for the period 2019-2023 came into effect on 17 September 2019 by resolution of the Council. The scheme identified the timescales for the new comprehensive Local Plan document the Council would progress over the next four years.

### **Selby Local Plan**

2.16 At a Full Council meeting in February 2023 the continuation of the ‘Selby Local Plan’ was approved due to the advanced stage it had already reached in its preparation.

---

[1 Defined in Section 38 of the Act as amended](#)

- 2.17 The Local Plan sets a framework for future development in the former Selby district area up to 2040. It will be used it to guide decisions on planning applications and to support work with developers.
- 2.18 Consultation on the latest version of the plan, known as the Publication Local Plan, took place in late summer 2022. In order to fully address the responses to this consultation, it is recommended that further engagement takes place on a revised Publication Local Plan to fulfil the requirements of Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) prior to its formal submission to the Secretary of State for independent examination.
- 2.19 This recommendation was presented to North Yorkshire Council Executive Committee on 6 February 2024, and was subsequently approved by Full Council on 21 February. As a result, consultation will take place on the amended Publication Local Plan early in the spring 2024.

## **Former Selby District Area Context**

### **The Place**

- 2.20 The former Selby district is a mainly rural area at the southern point of North Yorkshire. According to the Office for National Statistics it has a mid-2021 population estimate of 91,988<sup>2</sup>, with the largest populations in the three market towns (Selby, Tadcaster and Sherburn-in-Elmet). It is the most industrial area of North Yorkshire with key industries being power generation, glass manufacturing and brewing.
- 2.21 The former Selby district is well connected with the M62 to the south, A64 to the north and the A1 to the West. It benefits from direct train service to London, Leeds, York, Hull and Doncaster. As such 21,055 residents in employment commute out of the District for work.<sup>3</sup>

### **The People**

- 2.22 The percentage of pupils achieving grade 9-4 in English and Maths in North Yorkshire was 72.6% this is above the national average of 70.0% for the

---

<sup>2</sup> [Office for National Statistics Mid-2021 Population Estimates](#)  
<sup>3</sup> [HENDA 2020](#)

academic year 2021/22<sup>4</sup>. Overall according to OFSTED the majority of primary and secondary education is 'Good'<sup>5</sup>.

- 2.23 44.5% of Selby residents have a qualification equivalent to an undergraduate degree or higher compared to 43.6% in Great Britain<sup>6</sup>. 56.5% of Selby district residents are either: Managers, Directors and Senior Officials; Professional Occupations; or Associate Professional & Technical staff<sup>7</sup>.

### **The Economy**

- 2.24 The largest industry sector in Selby (2022) was manufacturing which accounted for 22.2% of jobs in Selby. Other notable sectors are Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles which accounts for 11.1% of jobs in Selby district<sup>7</sup> and Transportation and Storage which accounts for 9.7%.
- 2.25 Full time weekly earnings for those living in Selby district (£613.80) This is significantly higher than for Yorkshire and the Humber (£594.10) but is below the average for Great Britain (£642.20)<sup>7</sup>.

### **Planning for the Community**

- 2.26 The Corporate Plan (Selby District Council Plan 2020-2030) sets out big ambitions for the area. As shown below the priorities are.

#### **To make Selby district a great place to Live**

- improved housing supply
- better quality council homes
- improved town centre

#### **To make Selby district a great place to Enjoy**

- improved environmental quality
- safe neighbourhoods
- improved sustainable transport

#### **To make Selby district a great place to Grow**

- digitally enabled customer service
- good quality services

---

[4 LG Inform](#)

[5 OFSTED](#)

[6 Nomis](#)

- financially sustainable

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

## Planning Performance

2.28 Selby deals with many applications each year these can be broken down into major, minor and 'other'. The definitions for each of these is set out below:

- A major application includes residential developments of 10 or more dwellings (or a site 0.5 hectares or more) or where the floor space being constructed is 1,000 square metres or more, or for a site area of 1 hectare or more.
- A minor application is a small application, which does not fall into the category of 'Other Applications' for example residential developments of 1-9 dwellings (or a site less than 0.5 hectares).

2.29 'Other applications' include many different applications for example householder applications, certificates of lawfulness for more information see our Statement of Community Involvement (SCI) [here](#).

2.30 In 2021/22 Selby received 21 major, 221 minor applications, 485 applications for other development and 706 non-major applications. Of these, 90.47% of major applications were determined on time, 74.20% of minor applications were determined on time, 80.20% of other applications were determined on time, and 78.33% of non-major applications (Combination of Minor and Other Applications) were determined on time. Which are above the government targets as set out in Table 2.1.

2.31 In 2022/23 Selby received 30 major, 229 minor applications, 479 applications for other development and 708 non-major applications. Of these, 86.67% of major applications were determined on time, 78.17% of minor applications were determined on time, 84.76% of other applications were determined on time, and 82.63% of non-major applications (Combination of Minor and Other

Applications) were determined on time. Which are generally above the government targets as set out in Table 2.1.

**Table 2.1- Planning applications decided (1 April 2021 - 31 March 2023)**

Type of Application	Number Decided		Number within time		%		Government target
	21/22	22/23	21/22	22/23	21/22	22/23	
<b>Major</b>	21	30	19	26	90.47%	86.67%	60%
<b>Minor</b>	221	229	164	179	74.2%	78.17%	70%
<b>Other</b>	485	479	389	406	80.2%	84.76%	70%
<b>Non-Major*</b>	706	708	553	585	78.33%	82.63%	70%

Source: North Yorkshire Council (Selby area) data. . \*Combination of Minor and Other applications.

## Nationally Significant Infrastructure Projects (NSIPs)

2.32 Nationally Significant Infrastructure Projects are projects that meet certain national thresholds. NSIPs are determined by the Planning Inspectorate, not the council. The key stages in the process for determining such applications are explained on the National Infrastructure Planning website:

<https://infrastructure.planninginspectorate.gov.uk/>

2.33 This process requires the developer to carry out extensive consultation on their proposals before submitting an application to the Planning Inspectorate. As well as inviting the Council to comment upon the proposals, the developer must ask the council to comment on the adequacy of the developer's consultation arrangements as set out in their 'Statement of Community Consultation'.

2.34 The Nationally Significant Infrastructure projects that Selby Council has been involved with during 2021-23 are:

- Drax Bio-energy with carbon capture and storage project

- Pre-Application was from December 2020 to May 2022. The application was submitted in May 2022, and the Examination commenced in January 2023.
- Yorkshire Green
  - Pre-application was from December 2020 to November 2022. The application was submitted in November 2022, and the Examination commenced in March 2023.
- Humber Low Carbon Pipelines
  - The Pre-Application began in October 2021. This project is currently paused.
- Helios Renewable Energy
  - The Pre-Application began in February 2022. The application has not yet been submitted.
- East Yorkshire Solar Farm
  - The pre-application began in June 2022.

## **White Rose Forest Partnership**

- 2.35 The White Rose Forest Partnership sits within the wider [‘Northern Forest’](#) project, and is the community forest for North and West Yorkshire, working in partnership with local authorities, landowners, businesses and communities to increase woodland across the region and improve our natural environment.
- 2.36 Through the partnership the aim is to plant millions of trees in our urban centres and countryside that will help manage flood risk, mitigate the impact of climate change, create jobs and provide happier and healthier places for us all to live, work in and enjoy.
- 2.37 The vision is to create a genuinely sustainable and well wooded landscape in North and West Yorkshire which will benefit local people, the economy and wildlife. For further updates on “White Rose Forest” Partnership see [here](#).

### **3. Local Development Scheme (LDS)**

- 3.1 Local Planning Authorities are required under the Planning and Compulsory Purchase Act 2004 to prepare and maintain an up to date LDS.
- 3.2 The LDS identifies the main documents constituting the new Local Plan to be prepared including setting out their coverage and status. The LDS outlines the statutory stages for consultation, submission and adoption.
- 3.3 The former Selby District Council's 7<sup>th</sup> Local Development Scheme for the period 2019-2023 came into effect on 17 September 2019 by resolution of the Council. The scheme identified the timescales for the new comprehensive Local Plan document the Council would progress over the next four years.
- 3.4 The Local Development Scheme for the period 2022-2024 came into effect on 27 September 2022 by resolution of the Council. This document replaces the 7<sup>th</sup> Local Development Scheme and identified which Local Plan documents would be progressed over the next couple of years, together with the programme for their preparation and key consultation milestones. That Local Development Scheme can be viewed [here](#).
- 3.5 On the 1<sup>st</sup> April 2023, Selby District Council ceased to exist and joined seven other local authorities to form the new North Yorkshire Council. As a part of this process, a new Local Development Scheme covering the wider authority area was produced. The Local Development Scheme is the first adopted timetable for the North Yorkshire Local Plan and updates the timetable for the production of the emerging Selby Local Plan. The Local Development Scheme covers the period up to the end of 2028 and can be viewed [here](#).

#### **Local Plan**

- 3.6 In July 2019 a report went to executive, to recommend to the Council that work should begin on the preparation of a new comprehensive Local Plan for Selby and that the 7<sup>th</sup> Local Development Scheme be approved for publication. The 7<sup>th</sup> LDS outlined the Council's intentions to progress a new comprehensive Local Plan.
- 3.7 The 7<sup>th</sup> Local Development Scheme for the period 2019-2023 came into effect on 17 September 2019 by resolution of the Council. The scheme identified the



timescales for the new comprehensive Local Plan document the Council would progress over the next four years, together with the programme for their preparation, and key consultation milestones. Tables 3.1 illustrate the indicative timetable for the preparation of the new comprehensive Local Plan.

- 3.8 In line with the 7<sup>th</sup> Local Development Scheme the Council consulted on the Preferred Options Local Plan 2021 between 29 January to 12 March 2021. In addition to receiving comments on the policy direction, 32 further new sites were submitted to be considered for allocation.
- 3.9 The results of these three consultations were considered, and changes were made as necessary to the emerging draft Local Plan. In line with the LDS the Publication Local Plan was prepared for consultation.
- 3.10 Consultation on the Publication Version Local Plan launched in October 2022 and ran for a period of 6 weeks.

**Table 3.2 – LDS indicative timetable relating to the new Selby Local Plan**

Key Stage of Local Plan Preparation	
Year	Key Stage
2019	Initial Evidence Gathering and Stakeholder Engagement Preparation of Issues and Options Consultation Document (Regulation 18)
2020	Preparation of Draft Local Plan (Regulation 18)
2021	Preparation of Publication Version of Local Plan (Regulation 19)
2022	Formal Submission to Secretary of State (Regulation 22)
2023	Adoption of new Local Plan (Regulation 26)

## **Neighbourhood Plans**

Neighbourhood Plans are community led spatial planning documents which when 'made' (adopted) form part of the Development Plan. Neighbourhood Plans will be led by Town and Parish Councils with the Council providing assistance, and when necessary the Council will make key decisions.

### **Neighbourhood Plan Progress (1 April 2011- 31 March 2023)**

- 3.11 On 1 April 2021, the Appleton Roebuck and Acaster Selby Neighbourhood Plan was the only adopted (made) Neighbourhood Development Plan. This neighbourhood development plan was adopted (made) on 7 December 2017.
- 3.12 However, in 2021-22, the Church Fenton Neighbourhood Plan was adopted (made) on 29 September 2021 and in 2022-23 the Escrick neighbourhood development plan was adopted (made) on 13 December 2022.

#### **Church Fenton Neighbourhood Plan**

- 3.13 Following examination by the independent Planning Inspector in March 2021, the Inspector's Report was received on 5 May 2021. This was considered and a Council Decision Statement was produced on 10 June 2021 (as required under Regulation 18 of the Neighbourhood Planning (General) Regulation 2021). This confirmed that subject to the proposed modifications recommended by the examiner, the Church Fenton Neighbourhood Development Plan was to proceed to a referendum. This took place on 3 August 2021. Following the positive outcome of the referendum, the Council resolved to "Make" the Church Fenton neighbourhood development plan on 29 September 2021. Therefore, the document has been formally adopted by the Council and forms part of the statutory development plan for the parish of Church Fenton.

#### **Escrick Neighbourhood Development Plan**

- 3.14 At April 2021, the Escrick neighbourhood development plan was at the pre-submission stage (Regulation 14 of the Neighbourhood Planning (General) Regulation 2012 (as amended)). To prepare for the submission of the plan, a screening report was prepared for consultation to determine whether the contents of the draft Escrick neighbourhood development plan required a

strategic environmental assessment (SEA) and /or an assessment under the Habitats Regulations (HRA). In line with the SEA Requirements a six-week consultation was undertaken from 8 June 2021 to 21 July 2021 with the relevant consultation bodies (Environment Agency, Historic England and Natural England).

- 3.15 The Escrick neighbourhood development plan was then formally submitted by the Parish Council to the Council under Regulation 15 of the Neighbourhood Planning (General) Regulation 2012 (as amended). Prior to examination, consultation by the former Selby District Council on the Escrick neighbourhood development plan under Regulation 16 of the Neighbourhood Planning (General) Regulation 2012 (as amended) took place from 21 February 2022 to 4 April 2022.
- 3.16 The Regulation 16 comments were considered by the independent planning Inspector. The Inspector's Report was received on 29 June 2022. This was considered and a Council Decision Statement was produced on 22 July 2022 (as required under Regulation 18 of the Neighbourhood Planning (General) Regulation 2021). This confirmed that subject to the proposed modifications recommended by the examiner, the Escrick Neighbourhood Development Plan was to proceed to a referendum. This took place on 6 October 2022. Following the positive outcome of the referendum, the Council resolved to "Make" the Escrick neighbourhood development plan on 13 December 2022. Therefore the document has been formally adopted by the Council and forms part of the statutory development plan for the parish of Escrick.

**Table 3.4 - Progress with Neighbourhood Plans (1 April 2011- 31 March 2023)**

Neighbourhood Plan	Appleton Roebuck & Acaster Selby	Brayton	Church Fenton	Escrick	Selby Town	Ulleskelf	Tadcaster
Neighbourhood Area Designated	10/12/13	09/11/2017	02/02/17	09/11/17	03/03/16	02/02/17	29/05/2020
Pre-Submission Consultation	06/06/16 to 24/07/16	14/09/17 to 26/10/17	23/09/16 to 04/11/16	14/09/17 to 26/10/17	14/01/16 to 11/02/16	23/09/16 to 04/11/16	29/03/2020 to 30/04/2020
Local Authority Publicity Period	21/12/16 to 15/02/17	-	18/12/20 to 12/02/21	21/2/22 to 4/4/22	-	-	
Submitted for Examination	04/17	-	03/21	4/22	-	-	
Examiners Report Received	15/09/17	-	5/5/21	29/6/22	-	-	
Referendum	23/11/17	-	3/8/21	6/10/22	-	-	
Adopted (Made)	07/12/17	-	29/9/21	13/12/22	-	-	

Source: North Yorkshire Council (Selby area) data.

## Duty to Co-operate

- 3.17 The Localism Act 2011 (Section 110) introduced the duty to co-operate which requires Local Planning Authorities to engage constructively, actively and on an on-going basis during the preparation of Local Plan documents to develop strategic policies.
- 3.18 The duty to co-operate is further developed in the National Planning Policy Framework (NPPF) and forms part of the soundness test for Local Plans as they go through independent examination. In developing Local Plan documents the Council will need to show how it has considered joint plan making arrangements, what decisions were reached and why. Under the regulations Councils must report details of what action has been taken during the period covered by the AMR.
- 3.19 The cooperation work that the Selby area of the Council has undertaken on its Local Plan documents and associated evidence base, has been focussed on the several consultation events for the emerging Selby Local Plan. The Council has been working closely with neighbouring authorities and other

partners on progressing the major regeneration and economic schemes. There will be continued working and cooperation between the various partners.

- 3.20 The Council has been involved in the preparation of other local authorities' local plan documents and has provided comments on key stages and evidence base work over the monitoring period.

### **Statement of Community Involvement**

- 3.21 The Statement of Community Involvement 2020 was adopted by the former Selby District Council on 22 September 2020 and was implemented from 1 January 2021.

- 3.22 The new document was necessary to meet legislation changes since the previous SCI document was adopted in 2007. In line with the legislation changes and Government guidance, one of the main changes was to neighbour notification letters, which are no longer necessary if site notices were present. However, to fully understand the impacts of the changes, the Council decided to review this change after the first 6 months.

- 3.23 In July 2021, the Parish and Town Councils were invited to comment on the implementation of the new Statement of Community Involvement with a short questionnaire.

### **Results of the Questionnaire**

- 3.24 The results of the consultation were reported to the Local Plan Programme Board on 1 November 2021. Thirteen Parish and Town Councils responded by the August 2021 closing date.

- 3.25 The responses can be categorised into:

- Issues and concerns raised with the current site notices
- Suggested changes to site notices:
- Increased advertising opportunities
- Requests to re-instate the neighbour notification letters (10 specifically requested this)

- 3.26 As a result of the responses, the following actions have been undertaken:

1. That no further changes are made to the Statement of Community Involvement.
2. That the Local Planning Authority considers making changes to the design of site notices as well as the number and location of site notices displayed
3. That the Local Planning Authority considers making changes to advertising opportunities to comment on planning applications
4. That the Parish and Town Councils are notified of the changes and provided with a generic poster for their noticeboards.

3.27 For more information including access to the document please see [here](#).

## **4. Spatial Development Strategy**

### **Spatial Development Strategy and Housing Land Supply**

- 4.1 This section monitors the policies in the Spatial Development Strategy section of the Core Strategy Local Plan. The Spatial Development Strategy provides guidance on the proposed general distribution of future development across the district, including the broad location of a strategic development site to accommodate major residential and commercial growth in Selby Urban Area.
- 4.2 The following pages detail how well the Council is performing against the performance indicators for the 'Spatial Development Strategy' section of the Core Strategy Local Plan.
- 4.3 Please note that no data is available for Indicator 6 (Modal split of those accessing the Olympia Park site). This is as a result of no action regarding this indicator since the adoption of the Core Strategy Local Plan in 2013.

## Housing development

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
1	Proportion of new development with planning permission / completed in Selby, Sherburn In Elmet and Tadcaster	SP2 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	At least 69% of all development within Selby, Sherburn in Elmet and Tadcaster.	53.4% of completions within Selby/Sherburn in Elmet/Tadcaster in 2021/22. 45.5% of completions within Selby/Sherburn in Elmet/Tadcaster in 2022/23.
2	Proportion on previously developed land (PDL)	SP2 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	Concentrating on reusing PDL.	In 2021/22, 2.4% of completions were on brownfield land. In 2022/23, 17.2% of completions were on brownfield land.
3	Scale and Type of new development in Green Belt	SP3 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	No new development on green belt land.	There have been no permissions on green belt land in 2021/22 or 2022/23
4	Overall completions	SP5 / SP7	1, 3, 4, 5, 6, 7, 8 and 14	450 (net) dwellings completed per annum.	There have been 455 net completions in 2021/22. There have been 448 net completions in 2022/23.

4.4 Indicator 1 measures the effects of Policy SP2 and SP4 in directing development to the most sustainable settlements. The Core Strategy considers Selby, Sherburn in Elmet and Tadcaster to be the most sustainable settlements on account of their population, access to services and existing



infrastructure. The target is for 69% of new development to take place within these 3 settlements.

- 4.5 Indicator 2 measures the effects of Policy SP2 and SP4 at directing development towards previously developed land where possible, rather than undeveloped greenfield sites. Brownfield development is considered to be more sustainable as it tends to be located in urban centres with access to existing services and infrastructure.
- 4.6 Indicator 3 measures the effects of Policy SP3 and SP4 at identifying the type and scale of new development in the Green Belt. In the monitoring period there have been no changes to the Green Belt.
- 4.7 Indicator 4 measures the overall net completions against the housing requirement which is established within the adopted Core Strategy. The Core Strategy sets the annual housing target at a minimum of 450 dwellings per annum between 2011 and 2027 to provide a minimum of 7200 dwellings.

**Table 4.1 – Net housing completions in former Selby district area (1 April 2021 - 31 March 2023)**

Settlement	Monitoring Period	Completions					
		Total	%	Brownfield	%	Greenfield	%
Selby	21-22	63	13.8	11	17.5	52	82.5
	22-23	116	25.9	69	59.5	47	40.5
Sherburn in Elmet	21-22	180	39.6	0	0	180	100
	22-23	86	19	7	8.1	79	91.9
Tadcaster	21-22	0	0	0	0	0	0
	22-23	2	0.4	1	50	1	50
Designated Service Villages	21-22	173	38	15	8.7	158	91.3
	22-23	203	45.3	60	29.5	143	71
Secondary Villages	21-22	36	7.9	3	8.3	33	91.7
	22-23	38	8.5	16	42.1	22	57.9
Countryside	21-22	3	0.6	1	33.3	2	66.7
	22-23	3	0.9	3	100	0	0
Former Selby district area	21-22	<b>455</b>	-	<b>30</b>	<b>6.6</b>	<b>425</b>	<b>93.4</b>
	22-23	<b>448</b>	-	<b>156</b>	<b>34.8</b>	<b>292</b>	<b>65.2</b>

Source: North Yorkshire Council (Selby area) data.

- 4.8 As indicated by table 4.1 above, the minimum annual housing target for completions has been exceeded for 2021/22 and narrowly missed in 2022/23.

The former Selby district area continues to be an attractive location for developers with high levels of planning permissions over the past year indicating this upward trend is likely to continue.

4.9 Table 4.2 below, shows the net housing completions for the Core Strategy Local Plan period which highlights a significant proportion of development has been undertaken with 5,403 homes completed.

**Table 4.2 – Net housing completions in former Selby district area (1 April 2011 - 31 March 2023)**

Settlement	Monitoring Period	Completions					
		Total	%	Brownfield	%	Greenfield	%
Selby	11-23	1228	22.7	194	15.8	1034	84.2
Sherburn in Elmet	11-23	1145	21.2	22	2	1123	98
Tadcaster	11-23	27	0.5	10	37	17	63
Designated Service Villages	11-23	2491	46.1	477	19	2014	81
Secondary Villages	11-23	477	8.9	139	29	338	71
Countryside	11-23	34	0.6	21	61.8	13	38.2
<b>Former Selby district area</b>	<b>11-23</b>	<b>5402</b>	<b>-</b>	<b>863</b>	<b>16</b>	<b>4539</b>	<b>84</b>

Source: North Yorkshire Council (Selby area) data

**Table 4.3 – Number of dwellings with Planning Permission in former Selby district area as at 31/03/2023**

Settlement	Total	%	Brownfield	%	Greenfield	%
Selby	396	29.8	114	28.9	282	71.1
Sherburn in Elmet	161	12.1	0	0	161	100
Tadcaster	10	0.8	7	70	3	30
Designated Service Villages	632	47.6	261	41.3	371	58.7
Secondary Villages	113	8.5	68	60.2	45	39.8
Countryside	16	1.2	11	68.7	5	31.3
<b>Former Selby district area</b>	<b>1328</b>	<b>-</b>	<b>461</b>	<b>34.7</b>	<b>867</b>	<b>65.3</b>

Source: North Yorkshire Council (Selby area) data

- 4.10 The percentage of dwellings with permission, as at 31 March 2023, was 42.7% across Selby, Tadcaster and Sherburn in Elmet, this is 26.3% below the 69% target in the Core Strategy. This percentage is expected to rise when sites are allocated in Local Plan documents.
- 4.11 In 2021/22, 6.6% of housing completions were on brownfield land and in 2022/23 34.8% of housing completions were on brownfield land. Since 2011 a total proportion of 16% of completed dwellings has occurred on brownfield sites with 84% on greenfield sites. Typically developing brownfield sites is a more complex process and as such a number of large brownfield sites including the Bowmans Mill site in Eggborough and the former Rigid Paper site within Selby Town remain undeveloped despite previously having outline permission for residential development. The Council is committed to delivering these brownfield sites by working with the landowners to overcome deliverability and viability issues.
- 4.12 The Council maintains a Brownfield Register of previously developed sites. The register aims to help housebuilders identify suitable sites quickly, speeding up the construction of new homes. It also allows communities to draw attention to local sites for listing; including derelict buildings and eyesores that are primed for redevelopment and that could attract investment to the area.
- 4.13 There are currently 47 sites on the brownfield register potentially providing land for 4,243 homes. Currently 10 of these sites have planning permission, totalling 13.01 hectares and 406 estimated homes.
- 4.14 The register can be viewed on our website here:  
<https://www.northyorks.gov.uk/planning-and-conservation/planning-registers-and-lists/planning-registers-and-lists-selby/brownfield-land-register>  
This provides greater details including maps of the sites. The register was last updated in 2019.

**Table 4.4 – Brownfield Register sites**

Status	Sites	Area (ha)	Housing Estimate
Permission granted	10	13.01	406
No Permission	36	172.7	3,772
Pending Permission	1	5.29	65
<b>Total</b>	<b>47</b>	<b>191</b>	<b>4,243</b>

Source: North Yorkshire Council (Selby area) data.

## Housing development by Location

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
5	Minimum of 7200 new dwellings up to 2027	SP5 / SP7	1, 3, 4, 5, 6, 7, 8 and 14	3,700 new dwellings in Selby, 790 in Sherburn in Elmet, 500 in Tadcaster and 2,000 in the Designated Service Villages.	Met the minimum growth target for Sherburn in Elmet and DSVs. Progress is being made but more needs to be built in Selby and Tadcaster.
7&8	Number of dwellings with planning permission.	SP6	1, 2, 3, 5, 7 and 8	No formal target, but the Council needs to achieve a 5-year housing land supply.	1,328 plots have planning permission and The Council has a 5.3 year housing land supply as at 31 March 2023.

4.15 Indicator 5 measures the spread of development by location based on the minimum targets for Selby, Sherburn in Elmet, Tadcaster and the Designated Service Village's as set out in Core Strategy Policy SP5. Table 4.5 provides a breakdown of development against the targets and Table 4.6 breaks down the individual Designated Service Village's.

**Table 4.5 – Development distribution to date across the settlement hierarchy over the Core Strategy period (1 April 2011- 31 March 2023)**

<b>CS SP5 Settlement</b>	<b>Completions 2011-2023</b>	<b>Permissions at 31 March 2023</b>	<b>Total Commitments</b>	<b>SP5 Requirement 2011-2027</b>	<b>Dwellings needed to 2027</b>
<b>Selby</b>	1228	396	1624	3,700	2,076
<b>Sherburn in Elmet</b>	1145	161	1306	790	0
<b>Tadcaster</b>	27	10	37	500	463
<b>Designated Service Villages (DSVs)</b>	2491	638	3129	2,000	0
<b>Secondary Villages</b>	477	113	590	-	-
<b>Countryside</b>	34	16	50	-	-
<b>Total</b>	<b>5,402</b>	<b>1,328</b>	<b>6,730</b>	<b>6,990</b>	<b>2,539</b>

Source: North Yorkshire Council (Selby area) data

**Table 4.6 – Development distribution in Designated Service over the Core Strategy period (1 April 2011- 31 March 2023)**

Designated Service Villages (DSVs)	Completions 2011-2023	Permissions at 31 March 2023	Total Commitments	SP5 Requirement 2011-2027	Dwellings needed to 2027
Appleton Roebuck	24	3	27	-	-
Barlby/Osgodby	334	10	344	-	-
Brayton	251	4	255	-	-
Byram/Brotherton	78	13	91	-	-
Carlton	165	68	233	-	-
Cawood	32	32	64	-	-
Church Fenton	57	63	120	-	-
Eggborough/Whitley	313	166	479	-	-
Escrick	13	0	13	-	-
Hambleton	179	26	205	-	-
Hemingbrough	28	7	35	-	-
Kellington	9	5	14	-	-
Monk Fryston/Hillam	29	18	47	-	-
North Duffield	42	13	55	-	-
Riccall	123	5	128	-	-
South Milford	209	21	230	-	-
Thorpe Willoughby	453	76	529	-	-
Ulleskelf	152	108	260	-	-
<b>Designated Service Villages (DSVs)</b>	<b>2,491</b>	<b>638</b>	<b>3,129</b>	<b>2,000</b>	<b>0</b>

Source: North Yorkshire Council (Selby area) Data.

4.16 To date good progress has been made distributing development across the former Selby district area with the DSVs and Sherburn having exceeded their minimum growth targets. Selby and Tadcaster are still short of their figure, though the timeframe for the policy runs until 2027 and it is expected that

windfall opportunities and the on-going site allocations work associated with the new Local Plan will help to identify new development opportunities within these two settlements.

- 4.17 As of 31 March 2023, there were 1,328 houses with planning permission within the former Selby district area, of which 396 were within Selby Town, 161 within Sherburn in Elmet and 10 within Tadcaster. The high number of homes granted permission in Sherburn in Elmet and in the Designated Service Villages is largely as a result of applications being approved when the Authority did not have a five year housing land supply between December 2016 and July 2017.
- 4.18 The Council's most recent 5 year housing land supply at 31 March 2023 shows that the Council has a deliverable housing land supply of 5.3 years. For more information see our website: <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-evidence-base/selby-five-year-housing-land-supply>.

## 5 Creating Sustainable Communities

- 5.1 The Core Strategy Local Plan encourages the development of sustainable communities which are vital, healthy and prosperous. It aims to meet the current needs of local residents whilst recognising the importance of having regard as far as possible to future circumstances, and the legacy being created for future residents.
- 5.2 This section monitors the policies within the Sustainable Communities section of the Core Strategy Local Plan. It focuses on managing the future development within settlements to meet the aims and principles behind achieving sustainable development in line with the strategic aims of the plan.
- 5.3 The following pages detail how well the Council is performing against the performance indicators for the ‘Creating Sustainable Communities’ section of the Core Strategy Local Plan.

### Completed dwellings by number of bedrooms and dwelling type

Indicator Number	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
9 & 12	Completed new dwellings by number of bedrooms and dwelling type.	SP8	5	To match housing mix requirements in SHMA or latest housing market assessment/needs survey.	55.17% of dwellings were 2/3 bed in 2021/22, which is on target with the HEDNA target of 65-85%. 52.46% of dwellings were 2/3 bed in 2022/23, which is below the HEDNA target of 65-85%

- 5.4 Indicator 9 measures the effects of Policy SP8 at providing an appropriate housing mix as identified in the 2020 Housing and Economic Development Needs Assessment (HEDNA)



5.5 The 2020 HEDNA found that 50 - 70% of market housing need is for mid-market 2 and 3 bedroom homes. There is also a strong demand for bungalows from older households.

5.6 Table 5.1 details the breakdown of market housing completions by bedrooms for 2011-2021. It is apparent that a large amount of newly built dwellings in the former Selby district area are 4+ bedroom homes, this is likely due to the increased profitability of larger family homes. Overall, 55.17% of completions were 2 and 3 bedroom dwellings in 2021/22 and 52.46% of were 2 and 3 bedroom dwellings in 2022/23. This is on target with the HEDNA 2020 which assessed the overall need for 2 and 3 bedroom dwellings to be 65-85% of overall new market homes.

**Table 5.1 – Net Housing Completions by Bedroom Number (1 April 2011- 31 March 2023)**

Year	1 Bed		2 Bed		3 Bed		4+ Bed		Total
	Homes	%	Homes	%	Homes	%	Homes	%	Homes
2011/12	9	3.2	62	22.1	78	27.8	132	47	281
2012/13	3	1.9	30	19.4	62	39.4	61	39.4	156
2013/14	7	2.2	58	18.5	168	53.5	81	25.8	314
2014/15	15	3.4	121	27.8	158	36.2	142	32.6	436
2015/16	19	3.8	83	16.6	190	37.9	209	41.7	501
2016/17	9	1.6	130	23	180	31.9	245	43.5	564
2017/18	24	3.9	119	19.5	225	36.9	242	39.7	610
2018/19	7	1.1	117	18.8	248	40.3	248	39.8	620
2019/20	2	0.4	108	22	214	43.5	168	34.1	492
2020/21	2	0.4	101	19.3	203	38.8	219	41.5	525
2021/22	13	2.9	96	21.1	158	34.7	188	41.3	455
2022/23	15	3.3	90	20.1	151	33.7	192	42.9	448
2011-2023	125	2.2	1115	20.6	2037	38.4	2126	38.8	5402

Source: North Yorkshire Council (Selby area) data.

## Affordable Housing

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
10	Level of affordable housing approved and completed.	SP9	2,3 and 5	Meet overall target for affordable housing provision of up to 40%, from all sources (unless viability case proven).	29.5% of total homes built in 2021/22 were affordable and 15.3% in 2022/23 were affordable. Overall 28.7% of dwellings have been affordable since 2011.
11	Proportion of affordable homes by tenure.	SP9	2,3 and 5	To broadly achieve a tenure mix of 30-50% for intermediate housing and 50-70% for social renting, through new affordable housing or in line with up to date evidence.	In 2021/22, 54% were affordable rent, 7.2% were affordable ownership and 38.8% were intermediate ownership. In 2022/23, 32.87% were affordable rent, 1.38% were affordable ownership and 65.75% were intermediate ownership.

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

5.8 Table 5.2 provides a breakdown of affordable housing over the last year. When measuring the percentages, only sites with permission for 11+ dwellings were used in the data for overall completions. This is because in December of 2014, the government brought in a change of planning policy which removed the ability to seek on-site affordable housing for residential developments that are not major development other than in designated rural

areas. The percentages are therefore a more accurate representation of the amount of affordable housing achieved in the former Selby district area.

**Table 5.2 – Affordable Housing Completions (1 April 2011- 31 March 2023)**

Year	Affordable Gross Completions (11+ Dwellings)	Overall Gross Completions (11+ Dwellings)	% Affordable Completions
21/22	137	464	29.5%
22/23	71	467	15.3%
<b>11/23</b>	<b>1181</b>	<b>4,360</b>	<b>27.1%</b>

Source: North Yorkshire Council (Selby area) data.

- 5.9 In 2021/22 the former Selby district area saw the completion of 137 affordable houses, which against a total of 464 total completions is a proportion of 29.5%. In 2022/23 the former Selby district area saw the completion of 71 affordable houses, which against a total of 467 total completions is a proportion of 15.3%. Overall, since 2011 there have been 1,181 affordable completions against a gross total of 4,360, which is a proportion of 27.1%.
- 5.10 This is below the target of up to 40% as set out in Policy SP9. However it should be noted that significant off site contributions have been agreed in lieu of on-site affordable housing from schemes where affordable demand was not demonstrated. These funds will be utilised by the Selby Housing Trust to deliver affordable homes elsewhere in the former Selby district area.
- 5.11 Indicator 11 measures the tenure mix of affordable housing which has a target mix of 30-50% intermediate and 50-70% social rented housing, as set out in Policy SP9.
- 5.12 Further evidence was produced in the 2020 HEDNA (Housing and Economic Development Needs Assessment), which indicated a need for 141 affordable homes per annum.
- 5.13 The demographic-led modelling presented in the 2020 HEDNA indicated that almost 50-70% of the need for affordable/ social rented housing is for 2 and 3 bed properties.
- 5.14 Table 5.3 details the breakdown of affordable housing completions by tenure. In 2021/22, 54% were affordable rent, 7.2% were affordable ownership and 38.8% were intermediate ownership.

5.15 In 2022/23, 33.8% were affordable rent, 1.38% were affordable ownership and 65.75% were intermediate ownership.

**Table 5.3 – Gross affordable housing completions split by tenure and bedrooms (1 April 2011 - 31 March 2023)**

Tenure	Year	1 Bed	2 Bed	3 Bed	4 Bed +	Total
Affordable Rent	2021/22	12	44	5	-	61 (9%)
	2022/23	4	7	8	-	19 (2.8%)
	2011/23	36	360	268	17	681 (55.6%)
First Homes/Ownership	2021/22	-	-	-	-	0 (0%)
	2022/23	-	-	-	-	0 (0%)
	2011/23	-	5	9	-	14 (1.2%)
Intermediate	2021/22	-	18	44	-	62 (13.5%)
	2022/23	-	10	39	-	49 (10.7%)
	2011/23	-	133	314	12	459 (37.5%)
Tenure Not Specified/Unknown	2021/22	-	7	6	1	14 (6.2%)
	2022/23	-	3	-	-	3 (0%)
	2011/23	-	24	32	14	70 (5.7%)
<b>Total</b>	<b>2021/22</b>	<b>12 (9.2%)</b>	<b>62 (47.7%)</b>	<b>55 (42.3%)</b>	<b>1 (0.8%)</b>	<b>130</b>
	<b>2022/23</b>	<b>4 (5.6%)</b>	<b>20 (28.2%)</b>	<b>47 (66.2%)</b>	<b>0 (0%)</b>	<b>71</b>
	<b>2011/23</b>	<b>36 (2.9%)</b>	<b>522 (42.6%)</b>	<b>623 (50.9%)</b>	<b>43 (3.6%)</b>	<b>1224</b>

Source: North Yorkshire Council (Selby area) data.

5.16 The Council is also directly addressing the delivery of affordable housing through acquiring new Council homes in the former Selby district area.

## 100% Affordable housing schemes and Rural Exception Sites

Indicator Number	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
14	No. of dwellings in 100% affordable housing schemes or appropriate mixed Rural Exception Sites with planning permission / completed within or adjoining Development Limits in rural villages.	SP10	2,3 and 5	To meet identified local needs in terms of numbers, sizes, types and tenure.	There have been no dwellings completed on 100% affordable schemes in 2021/22 or 2022/23. Work is on-going to identify the need for further rural exception sites.

- 5.17 The Council has a rural housing exceptions site policy within the adopted Core Strategy Local Plan (Policy SP10 – Rural Housing Exceptions Sites).
- 5.18 Work has been continuing to identify local housing need, and a number of Parish Councils have entered or are in discussion around the completion of local parish Housing Needs Surveys.
- 5.19 There have been no completions on rural exception sites in the monitoring period 2021/22 or 2022/23.

## Gypsies, Travellers and Travelling Showpersons

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
15	No. of pitches with planning permission / completed for Gypsies / Travellers	SP11	3, 4, 5, 6, 8, 9 and 17	To identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against the local needs assessment.	There were no consents granted for the provision of Gypsies, Travellers and Travelling Showpersons in 21/22 and 22/23.
16	No. of new 'quarters' with planning permission / completed for Travelling Showpersons	SP11	3, 4, 5, 6, 8, 9 and 17	To identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against the local needs assessment.	No identified need for travelling showpeople in the former Selby district area.

- 5.20 The latest Gypsy and Traveller Accommodation Assessment for the former Selby district area was undertaken in 2018 and identifies a need for 5 additional pitches over the plan period (until 2027). All of this need arises in the next 3 years.
- 5.21 There are currently 24 Local Authority managed pitches in the former Selby district area with sites at Carlton and Burn, along with a number of pitches on privately owned and managed sites in the district.
- 5.22 During this monitoring period 1 April 2021 to 31 March 2023 there have been no consents granted for gypsy and traveller pitches in the former Selby district area.

## Commuted sums collected for and spent on ROS

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
13	Commuted sums collected and spent on affordable homes	SP12	1, 2, 3, 8, 10, 12, 13, 14 and 17	A net spend on Affordable housing to improve the amount and variety of affordable housing.	In 21/22, 260,530 was spent on affordable homes. In 22/23, 2,470,173.23 was spent on affordable homes.
18	Commuted sums collected for and spent to provide ROS and other Community facilities including health care	SP12	1, 2, 3, 8, 10, 12, 13, 14 and 17	Improved quality of ROS / green infrastructure as evidenced through assessment and regular review.	In 21/22, 184,801.22 was spent to provide ROS and other community facilities. In 22/23, 30,363 was spent.

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

5.24 S106 receipts received by the council through S106 obligations show this has been spent is set out in Table 5.4.

**Table 5.4 – Section 106 receipts and expenditure (1 April 2021 - 31 March 2023)**

Type of receipts/expenditure	Section 106 receipts		Section 106 expenditure	
	2021/22	2022/23	2021/22	2022/23
<b>Affordable Housing</b>	£0	£0	£260,530	£2,470,173.23
<b>Recreational Open Space</b>	£103,453.98	£93,329.00	£184,801.22	£30,363.45
<b>Recreational Open Space - Maintenance</b>	£0	£0	£0	£0
<b>Education</b>	£463,219.66	£223,136.71	£463,219.66	£223,236.71
<b>Waste and Recycling</b>	£15,307.50	£9,875	£15,307.50	£7,925
<b>Highways</b>	£0	£0	£0	£0
<b>Health</b>	£0	£0	£27,762.00	£0
<b>Transport</b>	£173,897.28	£0	£173,897.28	£0
<b>Other*<sup>1</sup></b>	£26,933.00	£0	£97,000	£0
<b>Total</b>	£782,811.42	£326,340.71	£1,222,517.66	£2,731,698.39

\*1 – Other includes expenditure for categories not covered in this document these could be for public art and a wide variety of other reasons.

Source: North Yorkshire Council (Selby area) data.

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

## **Community Infrastructure Levy (CIL)**

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

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

5.28 The former Selby District Council Charging Schedule has been approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended by Part 6 of the Localism Act 2011). Details of the former Selby District Council



CIL can be found in the authorities Charging Schedule, which came into effect on the 1st January 2016.

5.29 The charging of CIL began on 1 January 2016, a summary of CIL Receipts and Expenditure for 2021/22 and 2022/23 is shown in Table 5.5. This information is published on an annual basis in the Infrastructure Funding Statement.

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

**Table 5.5 – CIL Receipts and Expenditure (1 April 2021 - 31 March 2022)**

Receipts		
	2019/20	2020/21
<b>80%/ 70% (Authority Infrastructure)</b>	£979,610.74	£362,021.75
<b>15%/ 25% (Neighbourhood Proportion)</b>	£189,027.87	£77,413.98
<b>Total*</b>	£1,230,145.90	£462,563.92
Expenditure		
<b>Infrastructure %</b>	£0	£0
<b>Paid to PC's (Neighbourhood Proportion)</b>	£125,597.10	£106,915.17

*\*includes 5% CIL charge for administration.*

*Source: North Yorkshire Council (Selby area) data.*

## Self-Build and Custom Housebuilding Register

5.31 Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.

5.32 At the 31/03/2023 there were 38 people on the Self-Build and Custom Housebuilding register.

## 6 Promoting Economic Prosperity

- 6.1 It is important to ensure that there is sufficient land available for inward investment and expansion of firms in the former Selby district area to provide jobs and promote economic prosperity and to understand market activity. In order to do this, the Council has updated the 2018 Employment Land Review. The HEDNA (2020) indicated that there was a significant surplus of industrial land in Selby compared to forecast needs.
- 6.2 This section will focus on the policies within the 'Promoting Economic Prosperity' section of the Core Strategy Local Plan which sets out the general approach to planning for a stronger economy, focused primarily on Selby, Sherburn in Elmet and Tadcaster. It also outlines the policy for continued economic diversification within the extensive rural areas of the former Selby district area as well as focusing on the economy of town and village centres which are essential elements of the economic and service infrastructure of the former Selby district area.
- 6.3 The following pages detail how well the Council is performing against the performance indicators for the 'Promoting Economic Prosperity' section of the Core Strategy Local Plan.
- 6.4 The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect on 1 September 2020. This amendment to the 1987 Use Class Order changed the classification of retail and employment uses, which has implications for what is considered to be development in planning terms, and therefore has implications for the Local Plan policies which seek to protect retail and employment uses.
- 6.5 On the 1 September 2020, the Use Classes were changed.
- Use Class A was revoked and replaced with Use Class E (a,b,c).
  - Use Classes A4/5 were not covered by Use Class E and became defined as 'Sui Generis'.
  - Use Class B1 Business was revoked and replaced with Use Class E(g).
  - Use Class D1 was revoked and replaced with Use Class E(e-f) and F1.

- Use Class D2 was revoked and replaced with Use Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' Uses.

## Employment Land

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
20	Supply of land developed for employment by use class and by location.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Planning permissions granted / completion of 37-52 ha of employment land uses.	5.65 net ha of employment floorspace approved in 2021-22. 3.14 net ha of employment floorspace approved in 2022-23. In total there has been an increase of 154.33 hectares within the plan period against a target of 37-52 hectares
21	Net losses and gains of employment floor space on existing employment sites / SLP allocations.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	No net loss of existing employment floor space.	1,602m <sup>2</sup> net gain in employment floor space in 2021/22 and 4,763m <sup>2</sup> net gain of employment floor space in 2022/23
25	Results of the SHMA updated on a 3 yearly basis.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15		HEDNA was produce in October 2020.

6.6 Indicators 20 and 21 measure the effects of Policy SP13 in developing and revitalising the local economy by seeking to increase the supply of employment land in the former Selby district area. Table 6.1 below details the approvals in 2021-2023 involving gains and losses in employment floorspace and land. Table 6.2 identifies the gains and losses in employment floor space and land since the beginning of the plan period (2011).

**Table 6.1 - Applications approved involving B2 and B8 uses and E(g) (formally B1) (1 April 2021- 31 March 2023)**

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m <sup>2</sup>
2019/0712/FUL	22/23	The Workshop, Ryther Road, Cawood.	Conversion and alteration of storage building to form a single dwelling	0	0
2020/0122/COU	21/22	125 Leeds Road, Selby, YO8 4JG	Retrospective change of use of existing double garage to 'mixed residential with commercial storage', storing tools and other items required for distribution purposes.	0	22
2020/0137/FUL	21/22	Land adjacent to 2 Prospect Villas, Barlow Common	Proposed erection of storage building on land adjacent.	0	117
2020/0149/FULM	22/23	Sellite Blocks Ltd, Long Lane, Great Heck, Goole, East Yorkshire, DN14 0BT	Proposed erection of a foamed glass manufacturing facility including hard surfacing for material storage.	0	3053
2020/0340/FUL	21/22	The Bungalow, Stillingfleet Service Station, York Road, Stillingfleet, York, YO19 6SJ	Proposed demolition of existing bungalow and commercial garage and erection of replacement dwelling and 3 No detached houses with garages	0	-217
2020/0341/FUL	21/22	Former Kellingley Colliery, Turvers Lane, Kellingley	Proposed access arrangements including the erection of one electric substation	0	3637
2020/0561/FULM	22/23	Drax Power Station, New Road, Drax, Selby, North Yorkshire, YO8 8PQ	Erection of additional buildings at the South Contractors Village within Drax Power Station (retrospective)	0	827
2020/0863/FUL	22/23	Manor Farm, Oxmoor Lane, Biggin	Provision of 1) a general purpose agricultural and contractors tractor/machinery storage shed and 2) a separate livestock shelter	0	240

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m <sup>2</sup>
2020/0988/FUL	21/22	Greencore Grocery, Barlby Road, Barlby	Extension of an existing hardstanding area within the site, new fencing and lighting columns.	1.05	2655
22020/1025/FUL	21/22	John Smiths Brewery, High Street, Tadcaster, LS24 9SA	Erection of new phase 2, 3 and 4 single storey DPV Block Extensions supporting 10 No. exposed vertical DPV (Dual Purpose Vessel) installations and related access gantries	0	642
2020/1325/FUL	22/23	Birchwood Lodge, Market Weighton Road, Barlby, Selby, North Yorkshire, YO8 5LE	Erection of a new hanger	0.98	265
2020/1372/FUL	21/22	Hillam Grange, Austfield Lane, Hillam, Leeds, West Yorkshire, LS25 5NQ	Extension to existing commercial storage building (B8)	0	94
2020/1410/FULM	22/23	Euro Auctions Ltd, Roall Lane, Kellingley, Goole	Creation of an after-sales storage area with new landscaping buffers to north, west and southern boundaries together with revised landscaping scheme for the whole site together with amendments to approved access and parking arrangements.	0	0
2021/0085/FUL	22/23	Templar Nurseries, Main Road, Temple Hirst, Selby	Erection of stable block with storage area	0	160
2021/0135/CPE	21/22	Heck Hall Farm, Heck and Pollington Lane, Heck, Goole, East Yorkshire	Lawful development certificate for existing use of land and buildings for storage and distribution, general industrial, business and ancillary car parking for buildings	0	1610

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m <sup>2</sup>
2021/0298/FUL	21/22	Honeypot Farm, Common Lane, Burn, Selby, North Yorkshire, YO8 8LD	Change of use of site from equestrian centre (use class F2(c)) to general industrial (use class B2) and storage and distribution (use class B8), conversion/refurbishment of two buildings; erection of gate and wall; and other associated works	0	0
2021/0312/FUL	22/23	Land Off Turnham Lane, Cliffe, Selby, North Yorkshire	Erection of a portal framed agricultural building	0.01	150
2021/0349/FUL	21/22	Birchwood Lodge, Market Weighton Road, Barby, Selby, North Yorkshire YO8 5LE	Erection of two buildings for use as E(g)(iii) industrial workshops following demolition of an existing building used for B8 storage	0	246
2021/0359/COU	21/22	The Old Fire Station, Park Row, Selby, North Yorkshire, YO8 4PR	Change of use of ground floor to domestic.	0	0
2021/0372/FULM	21/22	Sherburn Rail Freight Terminal, Lennerton Lane, Sherburn in Elmet.	Temporary change of use of part of former colliery to fall within use classes E(g)(i), B2 and B8, the erection of modular office, welfare and storage buildings for a temporary period of 5 years and associated operations to provide car parking facilities	0.37	4136
2021/0399/FUL	22/23	Riccall Poultry Farm, 3 King Rudding Lane, Riccall	Erection of an agricultural building to accommodate a farm workshop, wet wood store, drying floor, biomass boiler, and a biomass fuel store	0	720
2021/0400/FULM	21/22	Just Paper Tubes, Cliffe, Selby, North Yorkshire, YO8 6EF	Construction of a new warehouse building (B8) adjoining an existing warehouse building and formation of new parking area.	0.43	1240
2021/0402/FUL	21/22	4 The Crescent, Selby, North Yorkshire	Conversion of building from offices to two nos apartments	0	-230

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m <sup>2</sup>
2021/0543/FULM	21/22	Worsely Court Doncaster Road, Selby, North Yorkshire, YO8 9BX	Change of use from an inpatient class C2 site (residential institution) to a building for the use of provision of medical or health services (Class E(e) and offices (Class E(g)(i)) (revised scheme)	0	0
2021/0551/FUL	22/23	Pumping Station, Wand Lane, Hensall, Selby, North Yorkshire	Erection of employment units and associated works and infrastructure on land.	0.66	515
2021/0580/FUL	21/22	Fairfax Plant Hire, Old Brickworks, Hull Road, Hemingbrough	Erection of 3No sheds for plant hire machinery maintenance	0	700
2021/0582/FUL	22/23	Lingwood Farm, Selby Common, Selby	Erection of a livestock building with an associated feed silo and attenuation drainage pond (building 1)	0	780
2021/0638/FUL	21/22	Birchwood Lodge, Market Weighton Road, Barlby	Single storey B8 storage unit	0	72
2021/0655/FULM	21/22	Dovecote Park, Bankwood Road, Stapleton, Pontefract, West Yorkshire, WF8 3DD	Construction of new tray store building (retrospective)	0	29
2021/0656/FUL	21/22	John Smiths Brewery, High Street, Tadcaster	Installation of an additional IC reactor tank located within the existing effluent treatment plan in a newly extended bunded area	0	0
2021/0721/COU	21/22	Springfield, Common Lane, Burn	Change of use to dog day care and grooming salon (retrospective)	0	0
2021/0788/EIA	22/23	Land North And South of Camela Lane, Camblesforth	Development of a ground-mounted solar farm including associated infrastructure	0	32
2021/0833/FUL	21/22	Merlin House, Aviation Road, Sherburn in Elmet	Erection of two storey office extension	0	87



Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m <sup>2</sup>
2021/0910/FUL	21/22	John Smiths Brewery, High Street, Tadcaster	Replacement of existing condenser 9	0	0
2019/0937/COU	22/23	Unit 1, Bondgate Business Centre, Bondgate, Selby	Change of use of dog grooming parlour to office.	0	0
2021/1025/FUL	21/22	Resteraunt, Three Lakes Retail Park, Selby	The remodelling and re-use of the vacant Frankie and Benny's restaurant to accommodate a mixed-use coffee shop/restaurant selling food and drink for consumption on and off the premises in addition to the reconfiguration of the unit and provision of a drive through	0	-118
2021/1089/FULM	22/23	Land Off Hales Lane, Drax, Selby	Development of a battery storage facility, associated infrastructure, access and grid connection	1.79	66
2021/1120/REM	22/23	Land At Former Airfield, Lennerton Lane, Sherburn In Elmet	Reserved matters application stated within condition 01 of 2018/0697/OUTM S.73A application for outline planning approval with all matters except access reserved for the erection of 117,000 sq m (1,250,000 sq ft) of Class B2 and B8 commercial floorspace	0	1162
2021/1196/COU	21/22	Fulham House Farm, Fulham Lane, Whitley	Change of use of agricultural building to form industrial units (retrospective)	0	0
2021/1198/FUL	21/22	Fulham House Farm, Fulham Lane, Whitley	Erection of a storage building for agricultural machinery	0	334
2021/1216/FUL	21/22	Highfield Workshop, Highfield Cottage, Moor Lee, Eggborough	Erection of an extension to an existing workshop on land opposite	0.07	54.6
2021/1276/COU	21/22	Selby Sorting Office, Micklegate	Change of use from a post office to sorting hall (retrospective)	0	0
2020/1464/FUL	22/23	Glassworks, Weeland Road, Eggborough	Construction of new hydrogen generation system	0	600

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m <sup>2</sup>
2021/1518/FUL	22/23	Village Farm, Main Street, Kelfield	Proposed erection of two storey extension to existing joinery workshop	0	524
2022/0031/EIA	22/23	Selby Station, Station Road, Selby	External and associated internal alterations to Selby rail station, demolition in a conservation of the part of the station building, Selby Business Centre, the Railway Sports and Social Club, James Williams House, boundary walls along Ousegate	0	-2579
2022/0117/FUL	22/23	Barn at Croft Cottages, York Road, Stillingfleet.	Conversion of barn into residential dwelling, demolition of cement sheet lean-to barn and replacement section/extension to match existing barn detailing and footprint area of former cement sheet lean-to barn	0	0
2022/0123/FUL	22/23	Websters Wood Yar, Whitings Lane, Burn	Erection of a detached building to be used for sales area and trade counter	0	150
2022/0124/FUL	22/23	The Granary, West Lane, Burn	Erection of agricultural implement store and stables.	0	250
2022/0189/FUL	22/23	Selby Hydroponics, West Bank, Carlton	Erection of an extension to the existing shed for storage, growing and an office; to be used in connection with the existing use of the shed for retail use and supplying of hydroponic equipment	0.17	403
2022/0269/COU	22/23	The Railway Tavern, Station Road, Hensall, Selby	Change of use of first floor living accommodation to retail, office and storage in connection with existing ground floor model shop (retrospective)	0	88
2022/0290/FULM	22/23	Glassworks, Weeland Road, Eggborough	Retention of three on-site buildings and hardstanding	0	0

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m <sup>2</sup>
2022/0320/REM	22/23	Eggborough Power Station, Selby Road, Eggborough	Reserved matters application including scale, layout, landscaping and appearance of proposed substation and associated mast to serve employment development permitted under application reference 2019/1343/EIA	0	1394
2022/0358/FULM	22/23	P3P Energy Management, Brigg Lane, Camblesforth	Resubmission of planning application 2021/0120/FULM for the development of an existing horticultural facility for indoor farming and agri-tech, including the construction of 3 no. halls with associated process, service and administration buildings	0	9325
2022/0395/FUL	22/23	Intake Farm, Main Street, Ulleskelf, Tadcaster	Erection of an agricultural building	0.04	465
2022/0572/FUL	22/23	Rusholme Grange, Rusholme Lane, Newland	Laying of cabling to connect approved battery energy storage system (2021/1268/S73) to grid connection point	0	1400
2022/0622/FUL	22/23	Stone4homes Ltd, Riccall Airfield, Market Weighton Road	Continued use of land for the storage, bagging and sale of building aggregates and landscaping products (e.g. paving stones) and retention of processing building and offices (retrospective)	0	0
2022/0645/MAN2	22/23	Eggborough Power Station, Selby Road, Eggborough	Non material minor amendment of planning application 2019/1343/EIA Hybrid application for demolition of part of the former power station and ancillary buildings and its redevelopment (i) access into the site, internal roads, employment units, car parking,	0	0
2022/0690/FUL	22/23	Pear Tree Cottage Barlow, Common Road, Barlow	Change of use of land from agriculture to equestrian including the erection of a stable block with tack room	0	133

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m <sup>2</sup>
2022/0752/COU	22/23	Unit 2B Bondgate Business Centre, Bondgate, Selby	Change of use of unit from Class E (Commercial, Business and Service) to spray painting of motor vehicles (Class B2 - General Industrial)	0	0
2022/0771/FUL	22/23	90 Weeland Road, Hensall, Selby	Erection of a general purpose agricultural building	0	372
2022/0818/FUL	22/23	Lingwood Farm, Selby Common, Selby	Erection of a straw storage shed	0.04	371
2022/0819/FUL	22/23	Lingwood Farm, Selby Common, Selby	Erection of a cattle shed	0.2	371
2022/0849/FUL	22/23	Countryside Commercials (Yorkshire) Unit 1B, Jandrem, Hirst Road, Carlton	Erection of building for valeting vehicles following removal of shipping containers	0	224
2022/0891/COU	22/23	Land Off Low Street, Brotherton	Change of use of land for siting of 60 metal storage containers (retrospective)	0	54
2022/0896/MAN2	22/23	West Farm, West End, Ulleskelf	Non material amendment of 2016/0403/OUT Outline application for erection of up to 25 dwellings following demolition of existing dwelling and farm-buildings to include access, landscaping and scale	0	-10
2022/0906/FUL	22/23	Woodville, Austfield Lane, Hillam, Leeds, West Yorkshire, LS25 5EH	Conversion of stable/storage unit to ancillary accommodation	0	0
2022/0913/FUL	22/23	Papa Kata Ltd, 16-18 Lancaster Close, Sherburn in Elmet	Erection of an extension on existing industrial building (B2/B8 use) including new access	0	780
2022/0919/FUL	22/23	Turksih Style Barbers, 33 Brook Street, Selby, YO8 4AL	Division of existing retail unit to 2 No retail units	0.02	0

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m <sup>2</sup>
2022/1011/FUL	22/23	G R Electrical Services Ltd, Merlin House, Aviation Road, Sherburn in Elmet	Erection of two storey office extension	0	-1332
2022/1026/FUL	22/23	Fentune House, Meadows Edge, Biggin	Erection of a single storey storage building required for maintenance of paddock/grassland land (retrospective)	0	32
2022/1105/FULM	22/23	Eggborough Power Station, Selby Road, Eggborough, Goole, Selby, East Yorkshire, DN14 0BS	Construction and operation of a battery energy storage system with an electrical output capacity of up to 500MW and associated development including substation, control building(s), electrical cabling including below ground 400kV cabling, roadways and mod	0	3452
2022/1121/FULM	22/23	Home Farm, Thicket Priory, Thorganby, York, North Yorkshire, YO19 6DE	Demolition of two existing agricultural sheds and erection of a new grain store	0	-45
2022/1302/FUL	22/23	Woodfield House Farm, Hagg Lane, Cawood, Selby, North Yorkshire, YO8 3RB	Erection of an extension of corn storage building to provide grain handling facilities	0	324
2022/1454/FUL	22/23	Brocklesby Building Products Ltd, Unit 1, Long Lane, Great Heck, Goole, East Yorkshire, DN14 0BT	Erection of a commercial building	0	403
<b>Net Total (m<sup>2</sup>)2021-22</b>				<b>1.92</b>	<b>15,110</b>
<b>Net Total (m<sup>2</sup>)2020-21</b>				<b>3.91</b>	<b>25,119</b>
<b>Net Total (m<sup>2</sup>)2021-23</b>				<b>5.83</b>	<b>40,229</b>

Source: North Yorkshire Council (Selby area) data

- 6.7 There has been a net gain in employment use floorspace in 2021/22. In total there has been a 1.92 hectare net gain in employment land and a 15,110m<sup>2</sup> gain in employment use floorspace in 2021-22. There has been a net gain in employment use floorspace in 2022/23. In total there has been a 3.91 hectare net gain in employment land but a 25,119m<sup>2</sup> gain in employment use floorspace in 2022-23. This is an area that will continue to be prioritised in order to ensure economic growth and employment opportunities are not restricted by inadequate business infrastructure.
- 6.8 This growth ambition is underpinned by the establishment of a new Economic Development team at the Council who are working closely with developers and key landowners to bring forward strategic employment sites in the former Selby district area in order to deliver the Council's priority of a great place to do business, the objective of which is to attract new investors, creating new and diverse employment opportunities that will meet the needs and aspirations of our residents and workers.
- 6.9 The former Selby district area plays an important role in the local and regional labour market, traditionally accommodating the agricultural, manufacturing and brewing industries, however with high levels of out-commuting to Leeds and York it is important that the former Selby district area retains adequate employment capacity in order to meet sustainable development objectives and reduce dependence on surrounding areas. Table 6.2 details the gains and losses of employment land since 2011.

**Table 6.2 - Gains and losses of employment (E(g), B2, B8) floorspace (m<sup>2</sup>) as a result of approved applications (1 April 2011- 31 March 2023)**

	Total Net Change in site area (ha)	Total Net change in floorspace (m <sup>2</sup> )
Employment Gains 2021-22	1.92	15,675
Employment Losses 2021-22	0	565
<b>Employment Net 2021-22</b>	<b>1.92</b>	<b>15,110</b>
Employment Gains 2022-23	3.91	29,085
Employment Losses 2022-23	0	3,966
<b>Employment Net 2022-23</b>	<b>3.91</b>	<b>25,119</b>
Employment Gains 2011-23	169.14	717,807
Employment Losses 2011-23	17.18	126,831
<b>Employment Net 2011-23</b>	<b>151.96</b>	<b>590,976</b>

Source: North Yorkshire Council (Selby area) data

- 6.10 As demonstrated by table 6.2 there has been a substantial net gain in employment floorspace within the former Selby district area within the plan period, which will help increase sustainability and reduce dependency on neighbouring areas to provide employment opportunities. This total includes two large permissions at Sherburn Industrial Estate.
- 6.11 Core Strategy Policy SP13 states the importance of providing sustainable employment opportunities in rural locations to maintain the viability of rural communities and reduce the need to travel.
- 6.12 Table 6.2 details the net gains and losses of employment floorspace in the former Selby district area for 2021/23 including rural areas. In 2021/22 and 2022/23 there has been a net gain in rural employment land.

## Employment in the former Selby district area

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
23	Achieve growth in number of jobs by location.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Net gains in number of jobs per year and in total by 2027 by location.	In 2021/22 there were 2,500 more people in employment and 1,800 less unemployed people than in 2011. In 2022/23 there were 1,000 more people in employment and 1,800 less unemployed people than in 2011.

6.13 The Core Strategy aims to facilitate economic recovery in Selby through the retention and creation of new jobs in line with local aspirations and by ensuring the former Selby district area continues to be attractive to investment.

6.14 According to Nomis official labour market statistics, the number of people employed in the former Selby district area as of March 2021 was 41,800, or 87.4% of those who are economically active. This is a increase of 1,800 from the April 2011 Core Strategy base date. According to Nomis official labour market statistics, the number of people employed in the former Selby district area as of March 2022 was 46,300, or 91.6% of those who are economically active. This is an increase of 1,800 from the April 2011 Core Strategy base date. Table 6.3 below details the former Selby district areas employment figures since 2011.

6.15 The primary industry jobs by employee numbers are: Manufacturing (8,000 jobs -22.2% of total employment); and Wholesale and Retail Trade; Repair of Motor Vehicle and Motorcycles (4,000 jobs -11.1% of total employment)



**Table 6.3 – Former Selby district area employment figures (1 April 2011- 31 March 2023)**

Year	Economically Active	Number in employment	% of economically active	Unemployed*	% of economically active
22/23	46,300	42,400	91.6	1,100	2.4
21/22	47,800	41,800	87.44	1,100	2.3
20/21	44,600	44,200	99.1	1,500	3.4
19/20	42,300	41,200	97.4	1,100	2.6
18/19	45,600	44,600	97.8	1,500	3.3
17/18	49,100	46,900	95.5	1,600	3.3
16/17	45,800	43,900	95.9	1,700	3.7
15/16	45,500	43,900	96.5	1,800	4.0
14/15	44,800	42,800	95.5	2,100	4.7
13/14	43,100	41,300	95.8	2,300	5.3
12/13	44,900	43,100	96.0	2,400	5.3
11/12	45,300	42,400	93.6	2,900	6.4

Source: Nomis website located [here](#). \*Model Based calculation.

## Town Centres

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
26	Planning permissions / completions of floor space for town centre uses, broken down by use-class within the 3 town centres by location.	SP14	1, 2, 3, 7, 8, 9, 10 and 13	Net gains in retail floor space and town centre uses in defined town centres.	65.8 m <sup>2</sup> net gain of (E(a,b,c)) retail floorspace in defined town centres in 2021/22. 18 m <sup>2</sup> net gain of (E(a,b,c)) retail floorspace in defined town centres in 2022/23
27	Town centre check	SP14	1, 2, 3, 7, 8, 9, 10 and 13	Regular town centre health	A Town Centre Check was last undertaken in

				checks in line with Government Guidance.	September/October 2018
--	--	--	--	--	------------------------

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

6.17 Table 6.4 overleaf lists the 11 applications involving ‘E (a,b,c) Class’ uses in the 3 defined town centres in the former Selby district area in 2021-2023. This resulted in a net gain of 65.8m<sup>2</sup> of retail floorspace in 2021/22 and 18m<sup>2</sup> of retail floorspace in 2022/23

6.18 Town centre monitoring will need to be increased in frequency over future AMRs so as to gauge a more accurate understanding of the needs.

6.19 The former Selby District Council last undertook a town centre and retail survey in 2018/19. This was an observational survey that recorded the Use Classes within, and adjacent to the shopping and commercial centre boundaries of the Principal Town (Selby) and two Local Service Centres (Sherburn in Elmet and Tadcaster) as defined in the Selby Local Plan (2005) and the Core Strategy Local Plan (2013).

**Table 6.4 - Total amount of approved floorspace for town centre uses (m<sup>2</sup>) (1 April 2021- 31 March 2023)**

Application	Financial Year	Location	Change	Net Change in Site Area (ha)	Net change in floorspace (m <sup>2</sup> )
2020/1042/FULM	22/23	Police Station, Brownfield Site, Portholme Road	Demolition and construction of a Class E foodstore together with car parking, landscaping and associated works	0	1084
2021/0645/FUL	21/22	Selby Garden And Pet Centre, Hull Road, Osgodby, Selby, North Yorkshire	Erection of single storey lean to extension to provide storage.	0	98
2021/0736/FUL	22/23	Millgate Filling Station, Millgate, Selby	Demolition of existing payment kiosk and refurbishment of unused workshop to form payment area and shop	-0.01	220
2021/0866/FUL	21/22	The Medical Centre, Beech Grove, Sherburn in Elmet, North Yorkshire, LS25 6ED	Extension and laterations to the existing GP surgery building to increase capacity and improve provision of local healthcare services.	0	360
2021/1025/FUL	21/22	Restaurant, Three Lakes Retail Park, Selby, North Yorkshire, YO8 8LY	The remodelling and re-use of the vacant Frankie and Benny's restaurant to accommodate a mixed-use coffee shop/restraint selling food and drink for consumption on and off the premises in addition to the reconfiguration of the unit and provision of drive through.	-0.01	-118
2021/1136/COU	22/23	Leeds East Airport, Busk Lane, Church Fenton, Selby	Change of use to cladding/construction products and materials research and development facility	0	0
2021/1371/COU	22/23	53 Micklegate, Selby, North Yorkshire	Change of use of ground floor from tea room/café to delicatessen and wine shop	0	0

2021/1541/FUL	21/22	Selby Garden and Pet Centre, Hull Road, Osgodby	Fabric canopy with timber/steel frame to south elevation.		0
2022/0438/FUL	22/23	16 Market Cross, Selby, North Yorkshire, YO8 4JS	Area to facilitate conversion of bank (use class E (c)(i)) to restraint (use class E(b))	-0.02	-18
2022/0967/COU	22/23	56 Flaxley Road, Selby, YO8 4BW	Café with ancillary use of sui generis/hot food takeaway at ground floor level.	0	0
2022/1058/FUL	22/23	1 Firs Court Garden, Doncaster Road, Whitley	Erection of single storey side extension for workshop and gym for use in association with existing sports massage and therapy business.	0	77
<b>Net Total (m<sup>2</sup>)2021-22</b>				<b>-0.01</b>	<b>340</b>
<b>Net Total (m<sup>2</sup>)2022-23</b>				<b>-0.03</b>	<b>1,363</b>
<b>Net Total (m<sup>2</sup>)2021-23</b>				<b>-0.04</b>	<b>1,703</b>

Source: North Yorkshire Council (Selby area) data.

**Table 6.5 - Gains and losses of A1 floorspace (m<sup>2</sup>) as a result of approved applications (1 April 2011 - 31 March 2021)**

	Total Net Change in site area (ha)	Total Net Change in floorspace m <sup>2</sup>
<b>A1 Gains 2021-22</b>	0	458
<b>A1 Losses 2021-22</b>	0.01	118
<b>A1 Net 2021-22</b>	<b>-0.01</b>	<b>340</b>
<b>A1 Gains 2022-23</b>	0	1,381
<b>A1 Losses 2022-23</b>	-0.03	18
<b>A1 Net 2022-23</b>	<b>-0.03</b>	<b>1363</b>
<b>A1 Gains 2011-23</b>	12.23	25,280.50
<b>A1 Losses 2011-23</b>	3.18	7,958.40
<b>A1 Net 2011-23</b>	<b>9.05</b>	<b>17,322.1</b>

Source: North Yorkshire Council (Selby area) data.

## Parish Services Audit

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
17	Access to community services / facilities including health care and ROS / green infrastructure within Parishes	SP14	1, 2, 3, 7, 8, 9, 10 and 13	A gain in key services.	The Parish Services audit was last undertaken for the financial year of 2022/23.
28	Parish services survey	SP14	1, 2, 3, 7, 8, 9, 10 and 13	Parish Services Survey undertaken.	The Parish Services audit was last undertaken for the financial year of 2022/23.
29	Gains and losses in service and facilities in villages	SP14	1, 2, 3, 7, 8, 9, 10 and 13	No net loss in viable retail floor space and other existing facilities within villages	The Parish Services audit was last undertaken for the financial year of 2022/23.

6.20 The Parish Services audit was last undertaken for the financial year of 2022/23. The breakdown of services by ward and settlement can be seen in Appendix A: Parish Services Audit – December 2022.

6.21 As previous studies used alternative categories for monitoring services an accurate comparison of all gains and losses of services cannot be measured.

6.22 Previous Parish Service Audit Reports identified four key services this was Post Offices, Convenience Stores, Primary Schools and a Doctor's Surgery/ Medical Centre. Of the 75 parishes surveyed 12 parishes had all four key services, 8 parishes had three key services, 12 parishes had two key services, 15 had one key service and 28 parishes had no key services. Appendix A: Parish Services Audit – December 2022 shows all key services per ward and settlement.

6.23 The last parish services that had comparable indicators to this survey was the study in 2021. The comparable changes have been put in table 6.6. There were 25 indicators that were the same as the 2021 study.

**Table 6.6 – Changes in Comparable Services between 2021 and 2022**

Service	Change in Services (2021 – 2022)
Village Hall/Meeting Room	0
Convenience Store	4
Primary School	-1
Doctors Surgery/Medical Centre	-1
Post Office	0
Supermarket	1
Bank	-1
Public House	5
Restaurant/Café/Takeaway	13
Hotel/Guest House/B & B	2
Petrol Station	0
Nursery/Pre-School Group	-3
Secondary School	1
Special Needs School	0
Youth Club/Centre	-1
Leisure Centre/Gym	5
Playing Field/ Play Ground	2
Sports Facilities	7
Dental Surgery	1
Opticians	1
Railway Station	0
Care/Nursing Home	1
Industrial/Business Area	-2
Place of Worship	1
Library	0

Source: North Yorkshire Council (Selby area) data.

## Recreation, Tourism and Leisure

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
22	Additional recreation and leisure uses.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Net gains in recreation and leisure uses.	27 m <sup>2</sup> net gain of floorspace in 2021/22. 113801.1 m <sup>2</sup> net gain of floorspace in 2022/23.
24	New / extended recreation and tourism activity in rural areas.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Net gain in recreation and tourism activity in rural areas.	0.58 ha increase in rural recreation and tourism space in 2021/22 and 2.89 ha increase in rural recreation and tourism space in 2022/23.

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

**Table 6.7 – Total amount of approved floorspace for leisure uses (E(d), F2(c), SG) (1 April 2021- 31 March 2023)**

Application	Financial Year	Location	Change of use of land into a community garden	Net Change in Site Area (ha)	Net change in floorspace (m <sup>2</sup> )
2019/0045/EIA	22/23	Land Between New Road and Wheldrake Lane, Wheldrake Lane, Escrick	Outline application for redevelopment of the former North Selby Mine site to a leisure development comprising of a range of touring caravans and static caravans with associated facilities.	1.2	11100
2020/1184/FUL	22/23	Austfield Farm, Austfield Lane, Hillam, Leeds, West Yorkshire, LS25 5NQ	Change of use of existing agricultural barn to events venue, including erection of a single storey side extension	0	0
2020/1207/FUL	21/22	Land to Rear of 45 Fairfax Avenue, Selby	Change of use of land for leisure/recreational use, construction of a wooden cabin, garage and storage unit and laying of hardstanding(retrospective)	0	27
2020/1364/COU	21/22	Camblesforth Hall, 1 Brigg Lane, Camblesforth	Change of use of outbuildings to wedding venue including landscaping, boundary treatments, access, vehicle parking, and associated works.	0	0
2021/0780/FUL	22/23	Dovecote Bans, Main Street, Kelfield, Selby, North Yorkshire, YO19 6RG	Partial change of use of ground floor of holiday let common room/group dining facilities to holiday let common room/group facilities/event space and function room (sui generis) and associated car parking	0	0
2021/0927/COU	21/22	Land to Rear The Close, Towton, Tadcaster, North Yorkshire	Change of use from an agricultural field to a community park.	0	0
2021/1128/FUL	22/23	Apple Blossom Caravan and Camping, West Bank, Carlton	Conversion of existing steep portal frame outbuilding into a bar for the camp site	0.01	117
2021/1407/FUL	22/23	Land adjacent Hawthorn Lakes, Balne Moor Road, Balne	Siting of a welfare cabin	0.02	38.1



2021/1423/FUL	22/23	Cawood Sports Field, Maypole Gardens, Cawood, Selby, North Yorkshire	Removal of former score box with storage and replacement with storage shed for associated sports equipment.	-0.03	26
			Net Total (m <sup>2</sup> )2021-22	0	27
			Net Total (m <sup>2</sup> )2022-23	0.90	11,281.1
			Net Total (m <sup>2</sup> )2019-21	0.90	11,308.1

Source: North Yorkshire Council (Selby area) data.

**Table 6.8 – Gains and losses of E(d), F2(c), SG floorspace (m<sup>2</sup>) and site area (ha) as a result of approved applications (1 April 2011- 31 March 2023)**

	Total Net Change in site area (ha)	Total Net change in floorspace (m <sup>2</sup> )
<b>E(d), f2(c), SG Gains 2021-22</b>	0	27
<b>E(d), F2(c), SG Losses 2021-22</b>	0	0
<b>E(d), F2(c), SG Net 2021-22</b>	<b>0</b>	<b>27</b>
<b>E(d), F2(c), SG Gains 2022-23</b>	1.2	11281
<b>E(d), F2(c), SG Losses 2020-21</b>	0.03	0
<b>E(d), F2(c), SG Net 2020-21</b>	<b>0.09</b>	<b>11281</b>
<b>E(d), F2(c), SG Gains 2011-23</b>	43.13	39,331
<b>E(d), F2(c), SG Losses 2011-23</b>	0.75	12,778
<b>E(d), F2(c), SG Net 2011-23</b>	<b>42.38</b>	<b>26,553</b>

Source: North Yorkshire Council (Selby area) data.

6.25 During the period 1 April 2019 – 31 March 2023, nine schemes involving leisure were approved in the authority as shown in Table 6.7.

6.26 This represents an increase in leisure use land within the former Selby district area of 27m<sup>2</sup> net gain of floorspace in 2021/22 and 11,281m<sup>2</sup> net gain of floorspace in 2022/23. The Council will continue to seek increases to the recreation and leisure offerings within the former Selby district area.

6.27 Table 6.9 highlights the changes to rural tourism and recreation spaces in the former Selby district area. Within the former Selby district area there has been an increase of 0.58ha net gain in rural tourism and recreation space and a gain of 6,884.5m<sup>2</sup> in rural tourism and recreation space in 2021/22, and there has been an increase of 2.89ha net gain in rural tourism and recreation space and a gain of 12,205m<sup>2</sup> in rural tourism and recreation space in 2022/23.

**Table 6.9– Rural tourism and recreation space (1 April 2019- 31 March 2021)**

Application	Financial Year	Location	Change	Net Change in Site Area (ha)	Net change in floorspace (m <sup>2</sup> )
2019/0045/EIA	22/23	Land between New Road and Wheldrake Lane, Wheldrake Lane, Escrick	Redevelopment of the former Selby Mine site to a leisure development comprising of a range of touring caravan and static caravans with associated facilities	1.2	11100
2020/1071/COU	21/22	Keepers Cottage, Landing Road, Gateforth	Change of use of land to caravan and camp site including associated ground works	0	0
2020/1104/COU	21/22	Cliffe Country Lodge, Cliffe Common, Cliffe	Change of use of land for the siting of 3 lodge style caravans	0	2000
2021/0088/COU	21/22	Old Pasture Park, York Road, Stillingfleet	Change of use of land to a caravan park for up to 12 touring caravans and associated operational development (retrospective)	0.08	0
2021/0188/COU	21/22	Land Off Hirst Road Carlton Goole East Yorkshire	Change of use of land to dog exercise area and erection of field shelter (retrospective)	0.49	4860
2021/0564/FUL	22/23	Apple Blossom Caravan And Camping West Bank Carlton Selby North Yorkshire DN14 9PZ	Installation of play equipment to existing children's play area, former shipping container toilet block and an use of land for the storage of caravans (part retrospective)	0.07	200

Application	Financial Year	Location	Change	Net Change in Site Area (ha)	Net change in floorspace (m <sup>2</sup> )
2021/0642/FUL	21/22	Street Record Gay Lane Church Fenton Tadcaster North Yorkshire	Change of use of agricultural land to dog exercise/activity area with fence enclosure, hardstanding for 2no vehicles and erection of 1no timber shed for use as a store/shelter	0.01	24.5
2021/0780/FUL	22/23	Dovecote Barns Main Street Kelfield Selby North Yorkshire YO19 6RG	Partial change of use of ground floor of holiday let common room/group dining facilities to holiday let common room/group dining facilities/event space and function room (sui generis) and associated car parking	0	0
2021/0927/COU	21/22	Land To Rear The Close Towton Tadcaster North Yorkshire	Change of use from an agricultural field to a community park space	0	0
2021/1128/FUL	22/23	Apple Blossom Caravan And Camping West Bank Carlton Selby North Yorkshire DN14 9PZ	Conversion of existing steel portal frame outbuilding into a bar for the camp site	0.01	117
2021/1225/COU	22/23	Land West Of 26 West Bank Carlton Goole North Yorkshire DN14 9PZ	Use of land as dog exercise area on land adjacent to (retrospective)	0	0
2021/1298/FUL	22/23	Bridge View Hirst Road Carlton Selby North Yorkshire DN14 9PX	Change of use involving the formation of a tourist caravan site including the siting of two park homes; the creation of a camp site; the extension of an existing amenity block; and the erection of a storage building, land at Bridge View	0.84	188
2021/1405/FUL	22/23	Spuds And Berries The Farm Shop Hull Road	Change of use of land for private hire dog exercise area and erection of an	0.02	0

Application	Financial Year	Location	Change	Net Change in Site Area (ha)	Net change in floorspace (m <sup>2</sup> )
		Hemingbrough Selby North Yorkshire YO8 6EL	outbuilding (Retrospective)		
2022/0247/COU	22/23	Foxhills Boarding Kennels Market Weighton Road Barlby Selby North Yorkshire YO8 5DA	Change of use from equestrian menage to dog exercising area (retrospective)	0	0
2022/0808/COU	22/23	2022/0808/CO U	Change of use of land to 5 pitch campsite (retrospective)	0.75	600
<b>Net Total (m<sup>2</sup>)2021-22</b>				<b>0.58</b>	<b>6884.5</b>
<b>Net Total (m<sup>2</sup>)2022-23</b>				<b>2.89</b>	<b>12205</b>
<b>Net Total (m<sup>2</sup>)2021-23</b>				<b>3.47</b>	<b>19089.5</b>

Source: North Yorkshire Council (Selby area) data.

**Table 6.10 - Gains and losses of Rural tourism and recreation floorspace (m<sup>2</sup>) and site area (ha) as a result of approved applications (1 April 2011- 31 March 2023)**

Indicator	Total Net Change in site area (ha)	Total Net change in floorspace (m <sup>2</sup> )
Rural tourism and recreation Gains 2021-22	0.58	6884.5
Rural tourism and recreation Losses 2019-20	0	0
Rural tourism and recreation Net 2021-22	0.58	6884.5
Rural tourism and recreation Gains 2022-23	2.89	12205
Rural tourism and recreation Losses 2022-23	0	0
Rural tourism and recreation Net 2022-23	2.89	12205
Rural tourism and recreation Gains 2011-23	99.14	71,234.5
Rural tourism and recreation Losses 2011-23	0.67	6,622
Rural tourism and recreation Net 2011-23	98.47	64,612.5

## 7 Improving the Quality of Life

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

### Environment Agency flood risk objection

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
32	No permissions granted contrary to Environment Agency objections.	SP15	32	Permission granted contrary to outstanding Environment Agency flood risk objection.	No applications were granted contrary to Environment Agency flood risk objections in 2021/22 or 2022/23.

7.5 In 2021/22 there were six Environment Agency objections on Flood Risk as shown in table 7.1. The Environment Agency advice was followed on all applications granted permission. In 2022/23 there were seven Environment Agency objections on Flood Risk as shown in table 7.1. The Environment Agency advice was followed on all applications granted permission. There were no objections based on surface water flooding for applications granted permission.

**7.6 Table 7.1 – Environment Agency objections (1 April 2021 - 31 March 2023)**

Application Reference	Financial Year	Type of Application	Environment Agency Objection	Resolved
2021/0964/HPA	2021/22	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2021/1205/FUL	2021/22	Other - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2022/0031/EIA	2021/22	Mixed Use - Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2022/1085/FUL	2021/22	Renewable energy scheme - Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2019/0961/FULM	2021/22	Residential - Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2020/0561/FULM	2021/22	Other - Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2019/0712/FUL	2022/23	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2020/0014/FULM	2022/23	Residential - Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2020/0718/FUL	2022/23	Other - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2020/0719/FUL	2022/23	Other - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2020/1357/FULM	2022/23	Other - Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2021/0108/FUL	2022/23	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2021/0125/FUL	2022/23	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed

Source: North Yorkshire Council (Selby area) and Environment Agency Objections List viewable [here](#)

## Sustainable Transport

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
30	Reducing travel by private car.	SP15	3, 6, 7, 8, 14, 15 and 16	Rate of traffic growth is reduced, and commuting distances reduced.	Indicator no longer measurable.
31	Increasing walking, cycling and use of public transport.	SP15	3, 6, 7, 8, 14, 15 and 16	Travel Assessment and Green Travel Plans submitted for all developments that warrant them. Higher patronage of walking, cycling, bus by end of plan period.	Indicator no longer measurable.

7.7 Indicators 30 & 31 measure the effects of Policy SP15 in minimising traffic growth and providing sustainable travel options.

7.8 As of the 1<sup>st</sup> April 2023, Selby District Council ceased to exist and along with Craven, Harrogate, Hambleton, North Yorkshire, Richmondshire, Ryedale other Local Authorities c and Scarborough combined to create the new North Yorkshire Council. As a result, the Department for Transport source of data now covers the wider North Yorkshire Council local authority area, including historic records. As a result, a distinction cannot be made between the methods of transports figures for the former Selby district area and therefore progress towards sustainable transport targets can no longer be judged.

## Travel Plans Secured through the planning process

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
19	Travel Plan Secured through the planning process.	SP12	1, 2, 3, 8, 10, 12, 13, 14 and 17	100% of new development requiring Travel Plans (by virtue of size threshold by type of development).	3 travel plans were submitted in 2021/22 financial year and 5 travel plans were submitted in 2022/23 financial year.

7.9 Travel Plans aim to assess and mitigate the negative transport impacts of development in order to promote sustainable development. They are required for all developments which generate significant amounts of movements.

7.10 In 2021/22 there were three travel plans submitted as part of the planning process. Of those three applications all have been permitted. In 2022/23 there were five travel plans submitted as part of the planning process. Of those five applications all are pending consideration.

Application Ref.	Financial Year	Address	Application Status
ZG2023/0358/OUTM	22/23	Land South of Leeds Road, Thorpe Willoughby	Pending Consideration
2022/0099/FULM	22/23	Land off Meadway, Selby	Pending Consideration
2022/0665/OUTM	22/23	Land at Manor Farm, Chapel Street, Hambleton	Pending Consideration
2022/1236/FULM	22/23	Land West of Garden Lane, Sherburn in Elmet	Pending Consideration
2023/0030/FULM	22/23	Land off Mill Lane, Brayton	Pending Consideration
2020/0149/FULM	2021/22	Sellite Blocks Ltd, Long Lane, Great Heck, Goole, East Yorkshire, DN14 0BT	Application Permitted
2020/0776/FULM	2021/22	Selby District Council - Old Civic Centre, Portholme Road, Selby, YO8 4SB	Application Permitted
2021/0372/FULM	2021/22	Sherburn Rail Freight Terminal, Lennerton Lane, Sherburn In Elmet, North Yorkshire	Application Permitted

Source: North Yorkshire Council (Selby area) data.



## Renewable Energy

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
38	Permitted stand-alone renewable schemes (MW) that are installed and grid connected.	SP17	12, 15, 16 and 17	At least 32MW by 2021.	534.94 MW approved since 2011. 0MW approved in 2021/22 and 100.08MW approved in 2022/23

- 7.11 The adopted Core Strategy provides a local target for indicative potential, installed, grid-connected renewable energy within the former Selby district area of 32 MW by 2021.
- 7.12 A further sub-regional study assessed the potential for the full range of renewable energy technologies in the former Selby district area as well as looking at the possible constraints to implementation, as a basis for further local studies and ultimately potentially identifying local targets. The range of renewable technologies includes: Solar thermal, Photovoltaic, Wind, Biomass, Fuel cells, Energy from waste (Biological and Thermal), Hydro, Heat pumps, Wave and Tidal, and CHP or CCHP.

**Table 7.3 – Renewable energy proposals granted permission (1 April 2021- 31 March 2023)**

Application	Financial Year	Location	Change	Energy Type	Total Energy Created (MW)
2020/1357/FULM	21/22	Land Off New Road, Drax, Selby, North Yorkshire	Development of an energy storage facility including battery storage containers; substations; power conversion systems; transformers and associated switchgear; HVAC equipment; communications and grid compliance equipment; temporary construction compound	Battery Storage	0
2021/0788/EIA	22/23	Land North and South of Camela Lane, Camblesforth, Selby	Development of a ground-mounted solar farm including associated infrastructure	Solar	50
2021/0978/FULM	22/23	Land Near Osgodby Grange, South Duffield Road, Osgodby, Selby, North Yorkshire	Installation of renewable energy generating station comprising ground mounted photovoltaic solar arrays together with substation, transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure	Solar	50
2021/1089/FULM	22/23	Land Off Hales Lane, Drax, Selby	Development of a battery storage facility, associated infrastructure, access and grid connection	Battery Storage	0
2022/0320/REM	22/23	Eggborough Power Station, Selby Road, Eggborough	Reserved matters application including scale, layout, landscaping and appearance of proposed substation and associated mast to serve employment development permitted under application reference 2019/1343/EIA	Substation	0
2022/1085/FUL	22/23	Willow Barn, Manor Road, Stutton, Tadcaster	Change of use of land use for the installation of two ground source heat pumps for Willow Barn and for a solar farm of 80 ground mounted solar PV array of 80 panels	Solar	0.08

Application	Financial Year	Location	Change	Energy Type	Total Energy Created (MW)
2022/1105/FULM	22/23	Eggborough Power Station, Selby Road, Eggborough	Construction and operation of a battery energy storage system with an electrical output capacity of up to 500MW and associated development including substation, control building(s), electrical cabling including below ground 400kV cabling, roadways and mod	Battery Storage	0
2021/0601/FUL	21/22	Rusholme Grange, Rushome Lane, Newland Selby	Construction of battery energy storage system to provide energy balancing services to the National Grid, including bund and landscaping	Battery Storage	0
<b>Total energy permissions granted 2021-22:</b>					<b>0</b>
<b>Total energy permissions granted 2022-23:</b>					<b>100.08</b>
<b>Total energy permissions granted 2021-23:</b>					<b>100.08</b>

Source: North Yorkshire Council (Selby area) data. .

**Table 7.4 – Energy Permitted in the plan period (1 April 2011- 31 March 2023)**

Energy Permitted 2011 - 2021	Energy Created (MW)
<b>Wind Energy</b>	<b>16.44</b>
<b>Solar Energy</b>	<b>141.36</b>
<b>Biomass Energy</b>	<b>352.02</b>
<b>Hydro-Electricity Energy</b>	<b>0.33</b>
<b>CHP Energy (+Anaerobic Digestion)</b>	<b>24.79</b>
<b>Other Energy permitted</b>	<b>210.5</b>
<b>Net Energy permitted</b>	<b>745.44</b>

Source: North Yorkshire Council (Selby area) data. \*Eggborough power station outline has been omitted; however this had permission for up to 2000MW of Biomass Energy.

7.13 Permitted Development regulations allow for the installation of small scale domestic renewable energy without the need for planning permission in many cases. Therefore, they may be more small scale domestic renewable energy installations within the former Selby district area than reported annually. There were 2 renewable energy proposals granted in 2021/22 and 5 in 2022/23.

Table 7.4 shows the overall total since 2011.

- 7.14 The 32MW by 2021 target set out in the Core Strategy has already been exceeded in a previous monitoring year. The total renewable energy capacity is now up to 534.94 MW.
- 7.15 The former Selby district area is a significant producer of energy in the region with a number of renewable and non-renewable energy producing stations. The shift away from coal produced energy presents opportunities with nationally significant infrastructure projects.

## Protecting the Historic Environment

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
40	Safeguarding protected historic and natural sites.	SP18	2, 3, 11, 12, 14, 15, 16 and 17	No net losses in designated nature conservation or heritage assets.	There are 1,297 ha of SINC in the former Selby district area.
42	Numbers of heritage assets and assets at risk as recorded in 'Heritage Counts' and 'Heritage at Risk Register'.	SP18	2, 3, 11, 12, 14, 15, 16 and 17	Reduction in the numbers of heritage assets on the 'Heritage at Risk Register'.	There have been no changes to the Heritage at Risk register.

7.16 Indicators 40 and 42 measure the effects of Policy SP18 in sustaining the high quality and local distinctiveness of the natural and man-made environment.

Table 7.5 below lists the former Selby district areas Conservation Assets.

**Table 7.5 – Conservation Assets in Selby district (as of 31 March 2023)**

Conservation Asset	Total
Number of Listed Buildings	549
Number of Conservation Areas	23
Size of Conservation Areas (April 2008)	449 hectares
Area of designated Green Belt (March 2009)	19,215 hectares
Site of importance to Nature Conservation	1,297 hectares

Source: North Yorkshire Council (Selby area) data and Heritage Gateway website [here](#).

7.17 Through a review of SINC's conducted in March 2023 as part of the emerging Local Plan, 1,297 hectares of ratified SINC's were identified across the former Selby district area.

7.18 It is apparent that Conservation Areas have not been reviewed since 2004. Work is currently on-going to review and update these. Further information will be available in future AMRs. We consulted on the Draft Conservation Area Appraisals for Selby between 3 December to 28 January 2021 and at the

31/03/2021 we were consulting on the Draft Conservation Area Appraisal for Tadcaster. The consultation for this was scheduled from 5 March to Friday 16 April 2021. 11 Conservation Area Appraisals were adopted at full council in July 2022.

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

7.20 The most recent register was published in October 2023 (see Table 7.6) and showed that there were 23 Heritage assets at risk in the former Selby district area. More detailed information can be found on the Historic England website: <https://historicengland.org.uk/advice/heritage-at-risk/>

**Table 7.6 – Entries on the ‘Heritage at Risk’ Register for the former Selby district area (Last Updated October 2023)**

Year	Building and structure entries	Place of worship entries	Archaeology entries	Conservation Areas	Total
2022/23	4	1	16	2	23
2021/22	4	1	16	2	23

Source: Historic England [here](#).

8 Appendix A: Parish Services Audit –December 2022

Settlement	Parish Population (Mid Year 2021 - ONS)	Key Service - Village Hall/Meeting Room	Key Service - Convenience Store	Key Service - Primary Education	Key Service - Healthcare	Post Office	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym	Playing Field/ Play Ground	Sports Facilities	Dental Surgery	Opticians	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library	Bus Routes
Acaster Selby	41																	1						1		0	
Appleton Roebuck	830	1		1					1			1	1					1							2		1
Balne	244	1																1									1
Barkston Ash	360	1		1					2				2										1		1		4
Barlby & Osgodby	442 5	2	1	1	1				2	2	2		1					9	1				1	1	1	1	7
Barlow	750	1		1									1					2									2
Beal	771	1							2	1			1					2						3			1
Biggin	148								1																		1
Bilbrough	348	1	2						1	3	2	2			1			1						1	1		1
Birkin	124									1								1	1						1		0

Settlement	Parish Population (Mid Year 2021 - ONS)	Key Service - Village Hall/Meeting Room	Key Service - Convenience Store	Key Service - Primary Education	Key Service - Healthcare	Post Office	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym	Playing Field/ Play Ground	Sports Facilities	Dental Surgery	Opticians	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library	Bus Routes
Bolton Percy	327	2				1				1	2								1						1		1
Brayton	318 3	2	1	2		1			2			1	1	1				1	2						2		3
Burn	462								1				1						1						1		2
Burton Salmon	398	1		1					1										1								4
Byram and Brotherton	217 9	2	2	1	1	1				2			2					2							1		3
Camblesforth	156 0	1	1	1		1			2	2								2					2	1		3	
Carlton	203 9	2	1	1	1	1			2	1	3		1	1				2	2						3		2
Catterton	63																										1
Cawood	165 3	1	1	1		1			3	3	2		3					2	4						1		1
Chapel Haddlesey	213	1		1					1																1		2
Church Fenton	142 0	2	1	1		1			2	3	1		1					2	3			1			2		3



Settlement	Parish Population (Mid Year 2021 - ONS)	Key Service - Village Hall/Meeting Room	Key Service - Convenience Store	Key Service - Primary Education	Key Service - Healthcare	Post Office	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym	Playing Field/ Play Ground	Sports Facilities	Dental Surgery	Opticians	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library	Bus Routes
Former Church Fenton Airbase	356																										N/A
Cliffe	1378	1	1	1					1				1				1	2									4
Colton	164								1	1	1														1		1
Cridling Stubbs	176	1																1									N/A
Drax	515	1							1	1	1		1				1	2	6				1	1	1		1
Eggborough & Whitley	3633	1	2	1	1	1			2	3	1		1					3				1	1	1	3		1
Escrick	1064	2		1	1				3	2	2		2	1				1	2					2	1		1
Fairburn	806	2		1					1							1		1	3						1		2
Gateforth	222																		1								3
Grimston	56																										2
Hambleton	2187	1	1	1					1		1		2					2	1				1		2		2

Settlement	Parish Population (Mid Year 2021 - ONS)	Key Service - Village Hall/Meeting Room	Key Service - Convenience Store	Key Service - Primary Education	Key Service - Healthcare	Post Office	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym	Playing Field/ Play Ground	Sports Facilities	Dental Surgery	Opticians	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library	Bus Routes	
Healaugh	146	1				1																			1		1	
Heck	233	1							1				1					1								1		2
Hemingbrough	1996	1	1	1		1			2	2			1				1	2	3							2		4
Hensall	792	1		1		1				1						1		3	2			1		1	2			3
Hirst Courtney	280																	1	2									N/A
Huddleston with Newthorpe	88									1	1																	N/A
Kelfield	413	1							1		1								1									1
Kellingley	227									1														2				1
Kellington	892	1		1					2		1		1					1					1	1	1			1
Kirby Wharfe with North Milford	390																									1		N/A
Kirk Smeaton	87	1		1		1			1				1			1										1	1	1

Settlement	Parish Population (Mid Year 2021 - ONS)	Key Service - Village Hall/Meeting Room	Key Service - Convenience Store	Key Service - Primary Education	Key Service - Healthcare	Post Office	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym	Playing Field/ Play Ground	Sports Facilities	Dental Surgery	Opticians	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library	Bus Routes
Lead	45																										N/A
Little Fenton	111																										1
Little Smeaton	301																	2									N/A
Long Drax	109																										N/A
Lumby	122																										N/A
Monk Fryston & Hillam	1717	2	1	1	1	1			2	1	2		3			2		3	1						1		9
Newland	223																										N/A
Newton Kyme	92													1				2							1		1
North Duffield	1305	2	1	1	1	1			1	1								1	2					2	1		3
Oxton	17																										N/A
Riccall	2520	2	1	1	1	1			2	4	1		2					2	1				1	1	1	1	1

Settlement	Parish Population (Mid Year 2021 - ONS)	Key Service - Village Hall/Meeting Room	Key Service - Convenience Store	Key Service - Primary Education	Key Service - Healthcare	Post Office	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym	Playing Field/ Play Ground	Sports Facilities	Dental Surgery	Opticians	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library	Bus Routes
Ryther cum Ossendyke	269	1							1																1		N/A
Saxton	521	1		1					2								1	2					1		2		5
Selby Urban Area	22036	5	14	4	3	2	6	5	22	59	6	2	9	2		1	7	10	8	4	4	1	9	8	10	1	20
Sherburn in Elmet	8497	3	4	2	1	1	2		4	18	2		4	1			1	7	10	2	1	2	1	1	3	1	7
Skipwith	282	1							1																2		1
South Duffield	159																										N/A
South Milford	2778	2	1	1	1	1			2	3		1	1					2	2			1			1		5
Stapleton	71																										N/A
Steeton	48									1																	N/A
Stillingfleet	399	1									1														2		1
Stubbs Walden	61																										N/A

Settlement	Parish Population (Mid Year 2021 - ONS)	Key Service - Village Hall/Meeting Room	Key Service - Convenience Store	Key Service - Primary Education	Key Service - Healthcare	Post Office	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym	Playing Field/ Play Ground	Sports Facilities	Dental Surgery	Opticians	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library	Bus Routes
Stutton	322	1							1		1		1												1		4
Tadcaster	5899	3	2	3	1	2	1	1	13	23	1	1	4	1		1	2	3	4	3	1		1	2	4	1	10
Temple Hirst	148								1														1		1		N/A
Thorganby	387	1							1		2		1					1							1		1
Thorpe Willoughby	3486	1	2	1	1				1	2			1					4	2						1		4
Towton	214								1																		3
Ulleskelf	786	1				1			1									1	2			1			1		1
West Haddlesey	225	1				1												1							1		3
Wistow	1255	1		1					1				1			1		2	3				1		2		1
Womersley	411									1								2							1		1

## 9 Appendix B: Town Centre and Retail Survey 2018 (October 2018) - Conclusions

This section combines the three town centres and the overall figures for the District to give some of the main findings of the document.

### Selby

#### Ground floor Use Classes

- The commercial centre is dominated by 142 A1 Units (35.5%), of which were primarily Hairdressing, Barbers and Beauty Salons (32)
- There were 92 residential units (C3) accounting for 23.3% of all units
- Restaurants (A3) and Takeaways (A5) accounted for 38 units.

#### Upper floor use classes

- A large numbers of units (259) were ancillary to ground floor use<sup>7</sup> or first floor use.
- 92 units were residential at all floors, 29 residential units above another use class, and one occupied residential unit above a vacant ground floor unit.
- 27 units had all floors including the ground floor vacant, and there were 3 units which were vacant above an occupied ground floor unit.

#### Ground floor use types

- The ground floor use types were dominated by residential units which account for 92 units (22.94%)
- High number of Comparison Retail units (89) of which accounts for 22.19% of all units.
- There were also a large number of retail services units within the town centre (44)

---

<sup>7</sup> Please note that where the uses of upper floor units were unknown or difficult to identify, they were classified as "ancillary uses" in relation to the ground floor. This was to maintain the consistency and soundness of the study.

### **Comparisons - Selby Town Centre Use Type Changes 2015-2018**

The inclusion of residential units in the 2018 survey causes a significant difference between the studies as residential units account for 22.94% of all ground floor units in 2018. Similarly, public houses and social clubs, and health care services were also not included in the 2015 survey.

### **Transport**

- There are 15 car parks (including supermarket car parks), 7 of which are within the defined shopping and commercial centre boundaries.
- Selby railway station is beyond the shopping and commercial centre boundary and is 500m south east of Selby Abbey.
- Selby bus station is located next to the train station; there are also three bus stops within the shopping and commercial centre boundary, with one being within the Core Shopping Frontage area.
- There are 8 places to store or lock up a bike in Selby

### **Sherburn in Elmet**

#### **Ground floor Use Classes**

- The commercial centre is dominated by 23 (36.5%) A1 use class units.
- There is a large amount of residential units (16) which account for 25.40% of use classes
- Restaurants (A3) and Takeaways (A5) account for 11 ground floor units (17.46%).

#### **Upper floor use classes**

- Large numbers of units (21) were ancillary to ground floor use<sup>8</sup>.
- 16 units were residential at all floors, and there were 8 residential units above another use class.
- There was only vacant unit in Sherburn in Elmet and this was undergoing renovation.

---

<sup>8</sup> Please note that where the uses of upper floor units were unknown or difficult to identify, they were classified as "ancillary uses" in relation to the ground floor. This was to maintain the consistency and soundness of the study.

### **Ground floor use types**

- The ground floor use types were dominated by residential spaces which account for 16 ground floor units (25.4%).
- Restaurant, Cafe and Takeaway units (11) and Comparison retail units (11) account for 17.46% of all ground floor units respectively.

### **Comparisons - Selby Town Centre Use Type Changes 2015-2018**

The most significant change to use types is the addition of Public Houses and Social Clubs, Health Care Services, and Residential uses to the use type classification. The inclusion of residential in this study causes a significant difference between use types between the studies as residential units account for 25.40% of all ground floor units.

### **Transport**

- There are 3 car parks (including supermarket car parks) within the retail centre. However, there are limited spaces which could restrict access to the retail centre.
- There are 3 bus stops in the retail centre, providing good accessibility by bus.
- The railway station lies over 1 mile from the retail centre.
- There are no places to store or lock up a bike in Sherburn and Elmet.

## **Tadcaster**

### **Ground floor Use Classes**

- The commercial centre is dominated by 42 units of A1 uses (30.66%).
- Large number of vacant units (30) which accounts for 21.9% of the uses at ground floor.
- There are also a large number of residential units (26) which accounts for 18.98% of uses.
- Restaurants (A3) and Takeaways (A5) account for 14 (10.12%) of all ground floor units.



### Upper floor use classes

- Large numbers of units (60) were ancillary to ground floor use<sup>9</sup>.
- 26 units were residential at all floors, and there were 19 residential units above another use class.
- 4 units were vacant above an occupied ground floor unit and there were 29 units where all floors including the ground floor were vacant.

### Ground floor use types

- The ground floor use types are dominated by vacant spaces which account for 30 ground floor units (22.06%) within the shopping and commercial centre boundary.
- There are a high number of residential units (26) and Comparison retail units (26) accounting for 19.12% of the ground floor uses within the shopping and commercial centre boundary respectively.
- Restaurants, Cafes and Takeaways are also relatively a high number in Tadcaster with 13 units within the shopping and commercial centre boundary which accounts for 9.56% of town centre use types within Tadcaster.

### Comparisons - Selby Town Centre Use Type Changes 2015-2018

The most significant change to use types is the addition of Public Houses and Social Clubs, Health Care Services, and Residential uses to the use type classification. The inclusion of residential in this study causes a significant difference between use types between the studies as residential units account for 19.12% of all ground floor units.

### Transport

- There are 3 car parks (Including supermarket car parks) within or adjacent to the shopping and commercial centre boundary for excellent accessibility
- There is a bus station located just outside the shopping and commercial centre boundaries to encourage more sustainable modes of transport of entering the town centre.
- There are no places to store or lock up a bike in Tadcaster.

---

<sup>9</sup> Please note that where the uses of upper floor units were unknown or difficult to identify, they were classified as "ancillary uses" in relation to the ground floor. This was to maintain the consistency and soundness of the study.

## Overall

### Ground Floor Use Classes

- As expected it shows that A1 uses (206) dominate the ground floor town centres uses in the District.
- There are also a high number of residential (134) and vacant units (68)
- The remaining uses account for no more than 7.5% of the units in the 3 Shopping and Commercial Centres.

### Overall Upper Floor Use Classes

- The survey has highlighted that the greatest upper floor uses are ancillary to ground floor use (339 units)<sup>10</sup>
- There are a large number of residential units (262) in the upper floors.
- Vacant units account for 12.17% of all upper floor units in the 3 Shopping and Commercial Centres.

### Overall Ground Floor Retail Use Types

- The majority of ground floor use types are residential units (134)
- There is also a large number of comparison retail units (126).
- Vacant units account for 11.33% of all ground floor use types in the 3 Shopping and Commercial Centres.

### Comparison 2015-2018

The most significant change to use types is the addition of Public Houses and Social Clubs, Health Care Services, and Residential uses to the use type classification. These have been added as they contribute to a town centre's vitality. In the latest NPPF (2018) residential units importance to the high street was highlighted. The inclusion of residential in this study causes a significant difference between use types between the studies as residential units account for 22.33% of all ground floor units.

---

<sup>10</sup> Please note that where the uses of upper floor units were unknown or difficult to identify, they were classified as "ancillary uses" in relation to the ground floor. This was to maintain the consistency and soundness of the study.

## **Future Monitoring**

Our town centres and retail centres will continue to be monitored. Any emerging issues and any trends will be set out in the Authority Monitoring Report.

If you require any further help or advice or if you need this document in a different format or in another language:

Please contact the Planning Policy Team

- By phone at: 0300 131 2 131
- Or via the web: [Contact us | North Yorkshire Council](#)