



Site Assessment Methodology

March 2024

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1 Introduction

Overview and Summary

- 1.1 The Site Assessment Methodology (SAM) will be used to assess the suitability of land for allocation in the Local Plan. It will be used to assess all types of potential development sites including those for housing, employment and retail. It will identify which sites are the most sustainable, financially viable and deliverable as well as inform decisions on which sites to allocate in the Local Plan.
- 1.2 The site assessment methodology comprises of 4 stages:
- Stage 1: Initial Sift:** Sites are considered against fundamental physical constraints, for example flood risk and the impact on the most protected nature designations.
- Stage 2: Sustainability Assessment:** Sites are then assessed in terms of their relative sustainability, these factors include their proximity to local services and employment, infrastructure constraints, as well as the environmental, social and economic impacts of the potential development of the site. This stage of the SAM is linked to the Sustainability Appraisal.
- Stage 3: Deliverability:** Sites are assessed against factors such as ownership, availability, viability and achievability.
- Stage 4: Policy Constraints:** Sites are considered against fundamental policy constraints, for example, conformity with the proposed spatial strategy.
- 1.3 The SAM has been subject to several rounds of consultation during the preparation of the emerging Local Plan. During these consultations a lot of professional and public input into the methodology was received, which has informed the preparation of the SAM for the assessments of sites in the Amendment Publication version of the Local Plan.

Structure of Report

- 1.4 This report has been structured in the following manner:
- Section 2: National guidance on identifying and assessing sites for allocation.
- Section 3: A summary of the existing and emerging evidence base to support the Site Assessment Methodology.
- Section 4: A detailed question by question description of how to apply the Site Assessment Methodology.

2 National Guidance

National Planning Practice Guidance

- 2.1 The National Planning Practice Guidance (NPPG) advises that when assessing housing and economic land availability, in terms of the assessment of sites, plan makers should identify:
- Basic data such as site size, location, land use and character of the surrounding area.
 - Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - Calculating the development potential of sites in terms of their suitability, availability and achievability;
 - Appropriateness and likely market attractiveness for the type of development proposed;
 - Contribution to regeneration priority areas; and
 - Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

Links with the SA and HRA Processes

- 2.2 Selby District Council is progressing a Sustainability Appraisal (SA) for the Local Plan which combines both the requirements under the Planning and Compulsory Purchase Act 2004 and the Environmental Assessment of Plans and Programmes Regulations 2004. In parallel, an assessment in compliance with the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) is being prepared to inform the site selection process throughout all its stages. This assessment is known as a Habitats Regulations Assessment (HRA).
- 2.3 Under the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must subject their Local Plan to SA. SA is a process by which plans under preparation can be assessed to determine their sustainability implications through the appraisal against environmental, social and economic objectives. The aim is to ensure that sustainability issues are integrated into the decision-making process.
- 2.4 The Environmental Assessment of Plans and Programmes Regulations 2004 requires Strategic Environmental Assessment (SEA) of a wide range of plans and programmes, including Local Development Documents, if they may give rise to significant environmental effects.
- 2.5 SEA is a process to ensure that any significant environmental effects are identified, assessed, mitigated, communicated to decision-makers, and monitored, and that opportunities for public involvement in the process are provided. It is possible to satisfy the requirements of both pieces of legislation through a single appraisal process and this approach has been

adopted in the appraisal of the Local Plan. From here on, the term 'SA' is used to represent the integrated SA/SEA process.

- 2.6 The Local Plan site assessment methodology has integrated the SA process by considering the Sustainability Appraisal Framework as part of the site selection criteria. A matrix showing how each SA objective links with the site selection methodology has been provided at Appendix B.
- 2.7 This approach ensures that the SA of the individual sites is inherent to the site assessment process. Following Stage 3 (Deliverability) of the Site Assessment, the SA will assess the cumulative effects of the preferred site allocations, or a range of site allocation combinations, on individual settlements and report on the SA process embedded into the site assessment methodology.
- 2.8 A HRA is also being prepared. This will determine the impact of the plan proposals on sites within the Natura 2000 network. These comprise the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and, as matter of Government policy, Ramsar sites within the District and nearby. Together, these sites are referred to as 'European sites'.
- 2.9 An initial HRA Screening report has already been produced and forms part of the current suite of consultation documents. Once the preferred site allocations have been selected an 'in-combination' assessment will be undertaken (if necessary) and this, together with an assessment of the mitigation proposals, will inform the need for an Appropriate Assessment.

3 Evidence Base Review

- 3.1 A detailed evidence base is being prepared to inform the new Local Plan. The existing evidence base relevant to determining site allocations is set out in table 1 below. The various parts of the evidence base are also referenced in the relevant parts of the detailed methodology in section 5 of the report.
- 3.2 Where feasible, the evidence base items below have also been mapped in a geographical information system (GIS) to allow officers to assess sites with desktop-based mapping programmes.
- 3.3 The Council will be updating the information in its evidence base throughout the plan period and the expected frequency of these updates is indicated in the table below. Different types of evidence will require a different time period for updating, for example the information on the availability of housing sites will require much more frequent updating than the character of the landscape.
- 3.4 The amount of time before a refresh is required on most pieces of the evidence base is capped by the National Planning Policy Framework's (NPPF) requirement for each Local Planning Authority to review their Local Plan every 5 years (para 33).

Table 1: Existing Evidence Base

| Site Assessment Theme | Evidence Base Study/Data | Summary | Update Schedule |
|---|---|--|------------------------|
| Access to services, recreation and jobs | Parish Facilities Survey (2022) | This provides details of the services and facilities available in each settlement and these have been mapped in GIS to allow the distance from each site to be understood. | Bi-annually |
| | Data on population and jobs (2021) | These data will be used to understand accessibility by multiple transport modes, including public transport, car and cycling/walking from proposed sites to employment and leisure centres. | Annually |
| | Retail, Town Centre and Leisure Study (2021) | The Retail, Commercial and Leisure Study (2020) provides an assessment of district-wide retail and commercial and leisure needs. This will be used to confirm the main retail centres in the district. These are proposed to be included in the accessibility criteria to calculate how accessible they are by public transport and cycling. | 5 years |
| | Greenspace Audit (2021) | The Audit maps the location of greenspace throughout the district; undertakes a quantitative and qualitative assessment of this provision; and determines local standards for the provision of different types of greenspace in order to identify those areas which have a surplus or deficiency of such space. | 5 years |
| Land availability and deliverability | Strategic Housing Land Availability Assessment (2023) | The sites included in the SHLAA will be assessed through the site assessment methodology. The SHLAA identifies sites with potential for housing within Selby district and assesses their housing potential. The SHLAA includes information on site size, known constraints, availability, development potential and whether the site is brownfield or greenfield. | Annually |

| Site Assessment Theme | Evidence Base Study/Data | Summary | Update Schedule |
|-----------------------|---|--|-----------------|
| | Green Belt Review | This study determines whether there are exceptional circumstances to undertake a Green Belt review and then undertakes an assessment of Green Belt parcels against the 5 purposes. As part of this review, an assessment of remaining safeguarded land allocations will be undertaken along with an evaluation of whether further safeguarded land should be allocated. | 10+ years |
| | Site Submission Forms | Forms submitted by landowners and agents containing information on land ownership and covenants, any agreements with developers and details of any financial viability work undertaken. | 5 years |
| Natural Environment | Landscape Sensitivity Study (2021) | This study is presented as an accessible aid to understanding the landscape character around each of the larger settlements as well as large brownfield sites. The sensitivity of the landscape to different types development in those areas is also assessed. This has been used to confirm the potential landscape impact of each potential development site. An update to this study was produced in 2021, which aligned the assessments to the new settlement hierarchy in the emerging plan. | 10+ years |
| | Landscape Character Assessment (2019) | The landscape character assessment forms the basis for the sensitivity study. The focus in this LCA is on a strategic analysis of sensitive features and aspects within each character area, which will be of use when analysing the quality and sensitivity of the landscape outside of the areas outlined in the sensitivity study. | 10+ years |
| | Local Landscape Designation Review (2019) | This appraises the character of existing locally important landscape areas (LILA's) and recommends changes to the boundaries of those areas, as well as the designation of a new LILA along the west bank of the River Derwent to match the level of designation given on the east bank by the East Riding of Yorkshire Council. | 10+ years |

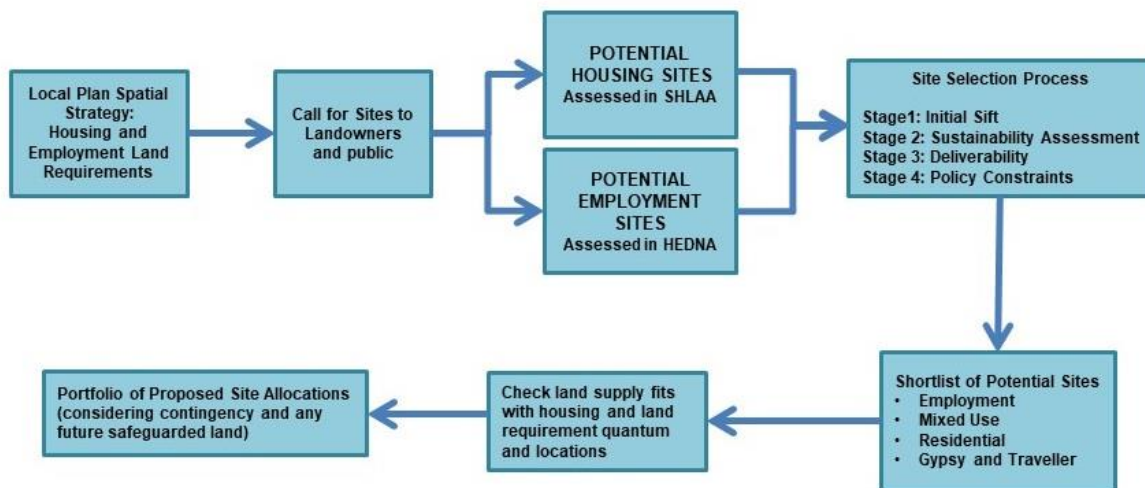
| Site Assessment Theme | Evidence Base Study/Data | Summary | Update Schedule |
|-----------------------------------|--|--|-----------------|
| | North Yorkshire Ecological Data Centre (2023) | Highlights the proximity of sites to identified areas of environmental and policy constraint including; Special Protection Area (SPAs), Special Area of Conservation (SACs), Ramsar sites, Site of Special Scientific Interest (SSSI) which are provided by statutory consultees such as Natural England. Sites of Importance for Nature Conservation (SINCs) are updated by the Council in coordination with the NY SINC panel. | 5 years |
| | Habitats Regulations Assessment (HRA) Screening Assessment, (2020) | All sites that pass through the initial sift have been subject to formal HRA screening alone. An assessment of in combination effects will be undertaken once the preferred options have been selected. | 5 Years |
| | NYCC Minerals and Waste Joint Plan | The emerging minerals and waste joint plan (currently going through examination) states where should future minerals and waste development be directed and safeguards those areas from development. | 5 Years |
| Built and Archaeological Heritage | North Yorkshire Historic Landscape Characterisation | This online resource will be used to confirm the past use of each site and any potential heritage or archaeology issues. | 5 years |
| | Data on heritage assets | Including conservation areas, listed buildings, ancient monuments, local heritage buildings, registered parks and gardens and registered battlefields. This data is provided by English Heritage and will be used to understand the proximity and impact on these heritage assets. | 5 years |
| | Conservation Area Appraisals | An objective analysis of the elements which together define the area's special architectural or historic interest, these appraisals ensure the District's conservation areas are up to date and that we are correctly assessing a site's impact on heritage assets. | 10+ years |
| Flood Risk | Strategic Flood Risk Assessment (SFRA): Level 1 (2022) | The purpose of the Level 1 SFRA is to collate and analyse the most up to date readily available flood risk information for all sources of flooding and provide an overview of flood risk issues across the study area. | 5 years |

| Site Assessment Theme | Evidence Base Study/Data | Summary | Update Schedule |
|--------------------------|--|---|-----------------|
| | Strategic Flood Risk Assessment (SFRA): Level 2 (2023) | Provides a detailed assessment of the flood risk for development sites in high flood risk areas. The results of the SFRA Level 2 are used to steer development as part of a sequential test approach to the allocations. | 5 years |
| | Environment Agency Flood Maps and Functional Flood Plain Mapping | Provided by the Environment Agency, these shapefiles give detailed Flood Zone classifications within Selby District. This has been used to provide the data for considering flood risk in the site selection methodology. | Monthly |
| Sustainability Appraisal | Sustainability Appraisal (2020) | The SA Framework has been embedded in the site assessment methodology to ensure that each individual site is subject to SA. | 5 years |

4 Site Assessment Methodology

- 4.1 The Land Supply Assessment Flow Chart in figure 1 below shows the programme for identifying the site allocations, and what will be covered under each stage of the site allocation process. The Council carried out a Call for Sites exercise in the winter of 2019/20. These and other sites have been fed through the Strategic Housing Land Availability Assessment (SHLAA) and the Housing and Economic Needs Development Assessment (HEDNA) and this land will then be fed into the Site Assessment Methodology.
- 4.2 The sites which score the best in terms of sustainability and deliverability will then be shortlisted for allocation and then checked against the amount of housing/employment land needed in that location by the Local Plan Spatial Strategy.

Figure 1: Land Supply Assessment Flow Chart



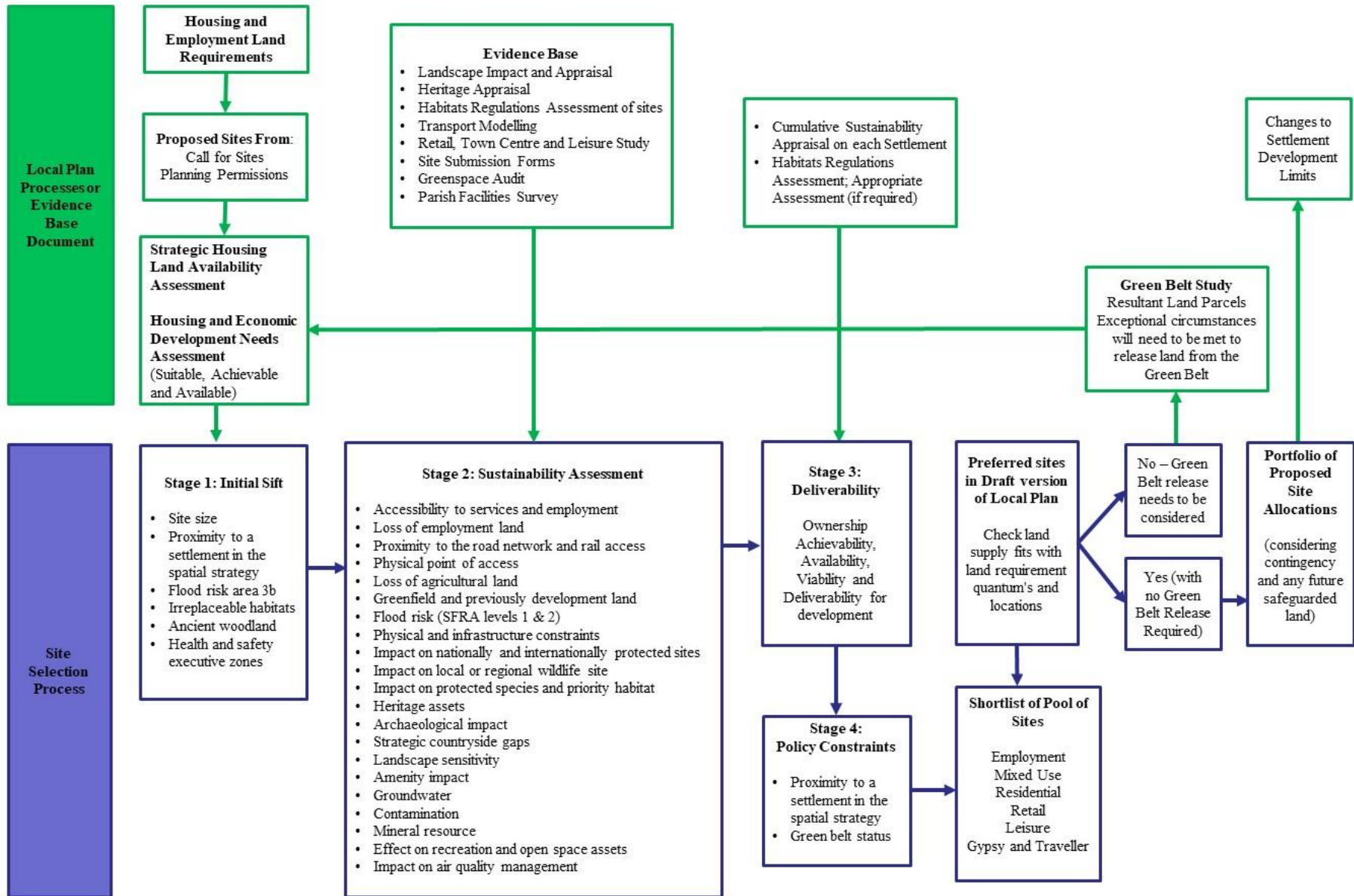
Sustainability Appraisal and Habitats Regulations Assessment

- 4.3 The site selection methodology has been developed with consideration of the Sustainability Appraisal Framework. A matrix showing how the SA Framework links with the Site selection methodology has been provided at Appendix B.
- 4.4 A HRA Screening Assessment has also been undertaken. This evaluates the impact of the plan proposals on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and, as matter of Government policy, Ramsar sites within the District and nearby. Together, these sites are referred to as ‘European sites’.

Critical Flow Chart

- 4.5 Figure 2 shows a more detailed graphical representation of the Site Assessment Process, including where emerging evidence base document fit into the process.

Figure 2: Critical Flow Chart



Basic Site Information

4.6 All sites in the assessment are researched for basic information before beginning the assessment. This includes; the site location, site size, the source the site submission (SHLAA/site submission/HEDNA etc.), any planning application references and whether development has started (if applicable), existing and surrounding land uses and what the site promoter’s proposed land use is.

Site Assessment Process

4.7 A four stage Site Assessment Methodology process has been used, including:

Stage 1: Initial Sift of Sites: Sites are considered against fundamental physical constraints, for example flood risk and the impact on the most protected nature designations.

Stage 2: Sustainability Assessment: Sites are assessed for their relative sustainability, for example their proximity to local services and employment, infrastructure constraints and various other factors. This stage considers environmental, social and economic criteria.

Stage 3: Deliverability & Viability: Assessing factors such as ownership, availability, market attractiveness and achievability.

Stage 4: Policy Constraints: Sites are considered against fundamental policy constraints, for example, conformity with the proposed spatial strategy.

4.8 There is no tally or ‘final score’ for the sites. This would not be appropriate, as town planning is a nuanced exercise and not a binary or numerical one.

Stage 1: Initial Sift

1: Does the site have any significant physical constraints?

| | |
|---|---|
| <p>No</p> <p>Site passes initial sift</p> | <p>Yes</p> <p>Site fails initial sift</p> |
|---|---|

The first stage of site selection will involve an initial sift to remove sites that have a significant physical constraint to development. The Initial Sift criteria comprise:

Minimum Size of Site: Housing sites must be a minimum of 0.17ha (less than 5 dwellings at 30 dwellings per hectare) and employment sites must be a minimum of 0.25ha to pass the initial sift. Existing permissions less than 0.17ha but with 5 or more dwellings will pass the initial sift. This approach is consistent with the guidance on housing and economic land availability assessments in the NPPG.

Flood Risk: Any sites fully within Flood Risk Zone 3b will not pass the initial sift. Any sites partly within the 3b area will only have those parts of the site considered for water compatible uses only (such as amenity space).

Irreplaceable Habitats: If the site is situated fully within an irreplaceable habitat, such as an internationally or nationally designated site for biodiversity it will be excluded in the initial sift. Irreplaceable habitats include:

- Special Protection Areas (SPA).
- Special Areas of Conservation (SAC).
- Ramsar Sites.
- Sites of Special Scientific Interest (SSSI).
- National Nature Reserves.
- Ancient Woodlands.

An HRA Screening of sites 'alone' has been undertaken following the Stage 1 Initial Sift which will inform the subsequent stages of HRA.

Health Safety Executive Zones: If a site is fully within the HSE Inner Zone it will be excluded for residential use – but would not be excluded for non-housing uses such as employment and retail. The HSE's land use planning methodology advises against residential development in Inner Zones, but notes that employment uses could be acceptable.

Part of this stage will include a consideration of the site boundaries. Sites failing on any of the above criteria may benefit from redrawing their site boundaries to enable them to progress through the sifting process.

Scheduled Ancient Monument: If a site falls directly on top of a Scheduled Ancient Monument, it does not pass the initial sift.

Sites that fail the initial sift are not assessed in the later stages. A site that fails the initial cannot be allocated for development in the Local Plan.

Stage 2: Sustainability Assessment

The criteria included in Stage 2 are based on National Guidance and the broad criteria included in the Draft Local Plan (2022). A site visit was also carried out during this stage. For each question, the score is followed by a description of how that score has been reached.

2.1: Accessibility to services and employment – sites with an element of housing use only

How accessible is the residential site to services and employment?

| | | | | |
|---|---|---|---|---|
| <p style="text-align: center;">(++)</p> <p style="text-align: center;">Scores an average of 1.</p> <p style="text-align: center;">Site has excellent access to services and employment</p> | <p style="text-align: center;">(+)</p> <p style="text-align: center;">Scores an average of 2.</p> <p style="text-align: center;">Site has good access to services and employment</p> | <p style="text-align: center;">(0)</p> <p style="text-align: center;">Scores an average of 3.</p> <p style="text-align: center;">Site has acceptable access to services and employment</p> | <p style="text-align: center;">(-)</p> <p style="text-align: center;">Scores an average of 4.</p> <p style="text-align: center;">Site has poor access to services and employment</p> | <p style="text-align: center;">(--)</p> <p style="text-align: center;">Scores an average of 5.</p> <p style="text-align: center;">Site has very poor access to services and employment</p> |
|---|---|---|---|---|

The aim of this question is to confirm how easily a residential site can access work opportunities and services. This criterion considers the number of services available and a sites proximity to them.

National Planning Policy promotes the use of public transport and other modes of sustainable transport, such as walking and cycling as well as reducing the need to travel, particularly by car, have the potential to reduce traffic congestion and promote healthy living, so locating housing sites in areas in close proximity to shopping and employment opportunities is important in determining a housing sites' sustainability.

The services that have been included in this assessment question are:

- Primary School.
- Secondary School.
- College/Sixth Form
- GP Surgery/Branches.
- Pharmacies
- Dentists
- Convenience Shops (including: supermarkets, corner shops, any shop which can be considered to be providing essential day-to-day products).
- Community facilities (including: Pubs, Places of Worship, Libraries, Village/Parish Halls, Allotments, Post Offices, Community Centres)
- Recreational Open Space (ROS) and sport facilities, including leisure centres.
- Train Stations.
- Bus stops.

In addition to this,

- Proximity to employment (number of employment opportunities per lower super output area (LSOA) level from the 2018 Business Register and Employment Survey (BRES) which could feasibly be applied).

Each site is allocated an ‘Entrance point’ which acts as the point at which journeys are measured from. The entrance point ensures consistency for all analysis and hence where there may be a facility adjacent to one side of a site, and another adjacent to the other, the analysis uses the exact same access point to calculate the route and distance. Each access point is the closest segment of the road network to the sites’ centre.

The scoring assesses the number of potential jobs accessible by cycle within 3km and 5km distances. In providing a final score for each site, the assessment takes the average score across 16 individual scores covering the services listed above, using a score of 1 to 5. The detailed scoring for each service is set out under Appendix D.

2.2 Accessibility to services and workforce – sites with an element of employment use only

How accessible is the employment site to the workforce and the services workers need?

| | | | | |
|--|--|--|--|--|
| <p style="text-align: center;">(++)</p> <p style="text-align: center;">Scores an average of 1.</p> <p style="text-align: center;">Site has excellent access to services and workforce</p> | <p style="text-align: center;">(+)</p> <p style="text-align: center;">Scores an average of 2.</p> <p style="text-align: center;">Site has good access to services and workforce</p> | <p style="text-align: center;">(0)</p> <p style="text-align: center;">Scores an average of 3.</p> <p style="text-align: center;">Site has acceptable access to services and workforce</p> | <p style="text-align: center;">(-)</p> <p style="text-align: center;">Scores an average of 4.</p> <p style="text-align: center;">Site has poor access to services and workforce</p> | <p style="text-align: center;">(--)</p> <p style="text-align: center;">Scores an average of 5.</p> <p style="text-align: center;">Site has very poor access to services and workforce</p> |
|--|--|--|--|--|

The aim of this assessment question is to judge how accessible the employment site is to the workforce in terms of the population nearby and the sustainable transport options available such as bus and train services:

- Train Stations.
- Bus stops.
- Proximity to deprived areas by walking and cycling (Indices of Deprivation (2019))
- Proximity to employees (number of potential employees per lower super output area (LSOA) level from the 2018 Business Register and Employment Survey (BRES) which could feasibly be applied).

In maintaining a strong, diversified and resilient economy to enhance employment opportunities and reduce disparities arising from unequal access to training and jobs, the proximity to deprived areas by walking and cycling is used to help identify opportunities for all, enhances the vitality of the District’s town and local centres including through the identification of further regeneration opportunities, particularly in the most deprived areas. The proximity by site to each area of deprivation is set out in the detailed scoring set out in Appendix C.

Each site is allocated an ‘Entrance point’ which acts as the point at which journeys are measured from. The entrance point ensures consistency for all analysis and hence where there may be a facility adjacent to one side of a site, and another adjacent to the other, the

analysis uses the exact same access point to calculate the route and distance. Each access point is the closest segment of the road network to the sites' centre.

The scoring assesses the number of potential employees accessible by cycle within 3km and 5km distances. In providing a final score for each site, the assessment takes the average score across 4 individual scores covering the services listed above. The detailed scoring for each service is set out under Appendix C.

2.3 Loss of Employment Land

Does the proposed site impact on an existing employment use?

| | | |
|--|--|---|
| <p>(++) Development would create employment land.</p> | <p>(o) Development would locally relocate or not impact upon employment land.</p> | <p>(--) Development would result in the loss of employment land.</p> |
|--|--|---|

This question measures the impact of any changes to land used for employment purposes. Through the development plan the Council wants to maintain and enhance employment opportunities in the district and one of the ways of doing this is to prevent the loss of employment land to development from other uses.

Sites to be developed for employment purposes (where no existing employment is located) will gain a positive score. Where it can be proved by the promoter that the employment use to be lost is to be locally relocated, then the site is given a neutral score. Where development does not affect any employment uses the score is neutral. Where the development of the site results in the loss of land currently used for employment the site will receive a negative score.

2.4 Proximity to the Road Network and Rail Access

How accessible is the employment site to the road and rail network?

| | | | |
|---|--|---|--|
| <p>(++) Site has good national accessibility</p> | <p>(+) Site has good sub-regional accessibility</p> | <p>(0) Site has good local accessibility</p> | <p>(-) Site has only poor local accessibility</p> |
|---|--|---|--|

The aim of this assessment question is to understand how accessible an employment site is to the road and rail network. Good transport links such as access to Motorways, A roads and rail terminals are crucial to employment sites as they enable employees, customers and freight to be moved in and out of the site as efficiently as possible. These links have a profound effect on the sustainability and profitability of any businesses located there.

When assessing a site, the following criteria are considered:

- Whether the site (or the wider employment estate the site is situated within) is within a 3km radius of a motorway junction (M62, A1/M1) or is within 800m walking distance of an

existing railway station (Church Fenton, Hensall, Selby, Sherburn In Elmet, South Milford, Ulleskelf or Whitley Bridge). If a site has one or both of these connections, it is classified as having **good national accessibility**.

- Whether the site (or the wider employment estate the site is situated within) has potential access to any A Roads. If a site has one of these connections, it is classified as having **good sub-regional accessibility**.
- Whether the site (or the wider employment estate the site is situated within) has potential access to B, C and U roads. C and U roads require a visual assessment to confirm that they are suitable. If this is found to be the case the site is classified as having **good local accessibility**.
- If the site only has potential access via a track or a narrow access not suitable for purpose, it is classified as having **poor local accessibility**.

Details of the accessibility for each site are included in Appendix C.

2.5 Physical Point of Access

Is there a physical point of access into the site?

| | | | |
|---|--|---|--|
| <p>(+) Existing access into the site is either adequate or requires upgrade works.</p> | <p>(0) Access can be created within the landholding (or through third party land and an agreement is in place.)</p> | <p>(-) Access can be achieved through third party land but an agreement is not in place.</p> | <p>(--) No apparent means of creating an access</p> |
|---|--|---|--|

This question assesses whether there is the possibility of creating an access into the landholding. Achieving access to a site is crucial if it is considered to be deliverable.

- Site with accesses that exist already (for example as part of a wider scheme that is being brought forward in phases) and that could be used for the scale and type of development proposed will be scored positively (+).
- Sites with no existing access but are adjacent to suitable roads where a suitable access point could be taken from (or through third party land and an agreement is in place) are scored neutrally (0).
- Sites with no existing access but are adjacent to suitable roads where a suitable access point could be taken from, but require a purchase of third party land (a ransom strip) and an agreement is not in place are scored negatively (-) as this could potentially hinder the deliverability of the site.
- Sites with no apparent means of creating an access, either because there are no suitable access points to suitable roads, or because the third party land owner has no intention of reaching an agreement, will be scored negatively (--) and are not considered deliverable.

2.6 Loss of Agricultural Land

Would development lead to the loss of the best and most versatile agricultural land in Selby?

| | | | | |
|--|---|---|---|---|
| (+) No loss of Grade 1, 2,3 agricultural land | (0) Up to 10ha grade 3 land affected | (-) Up to 10ha of Grade 1 or 2 agricultural land lost. | (--) More than 10ha of Grade 3 agricultural land lost. | (---) More than 10ha of Grade 1 or 2 agricultural land lost. |
|--|---|---|---|---|

The aim of this assessment question seeks to assess a site’s impact on agricultural land, as the NPPF seeks to focus development away from high quality agricultural land.

Sites have been scored using the mapping of agricultural land classifications provided by Natural England. This classification puts grades 1, 2 and 3a as being the best and most versatile and grades 3b, 4 and 5 as moderate to very poor. Grade 3 land is not subdivided into 3a and 3b by Natural England in the regional maps, detailed site surveys are needed to determine which type of land a site is in. The methodology has erred on the side of caution and has classed all sites on grade 3 land as being in the best and most versatile land. However if site promoters submit information which proves their site is in a 3b classification then the Council will score the site accordingly.

Where a site has a mix of land that falls in multiple agricultural land classification grades, the agricultural land classification grade of the largest proportion of the area will be used to score the site. Where a site is developed or has previously been developed, the site has been scored as ‘No loss of agricultural land’. Where a site is not currently used for agricultural purposes but is undeveloped and has the potential to be used for agriculture, (such as allotments, football pitches or other unused greenspace and scrubland, but excluding private residential gardens), these will be scored against the Natural England classifications.

2.7 Greenfield and Previously Development Land (PDL)

Is the site currently Greenfield or Previously Developed Land?

| | | |
|---------------------------------------|---|---|
| (+) Site is 75%+ PDL | (0) Site is a mixture of PDL and greenfield land | (-) Site is 75%+ greenfield land |
|---------------------------------------|---|---|

The assessment criteria is based on the NPPF guidance to focus development on brownfield sites. Land has been identified as either greenfield or previously developed land according to the definition in the glossary to the NPPF.

Sites will only be considered to have “a mixture of PDL and greenfield land” if the land type with the greatest portion is less than 75% of the total site area. This is done to attribute scores to genuinely mixed sites and prevent occurrences such as where agricultural fields incorporating farmer’s dwellings are counted as mixed sites.

2.8 Flood Risk (SFRA level 1)

What is the flood risk based on the SFRA Level 1 results?

| | | |
|--|--|--|
| <p>(0)</p> <p>Low Flood Risk</p> <p>More than 50% of site within Flood Zone 1</p> | <p>(-)</p> <p>Medium Flood Risk</p> <p>More than 50% of site within Flood Zone 2, or;</p> <p>More than 50% of site is at risk of flooding from Surface Water, or;</p> <p>More than 50% of site falls within the 100yr Climate Change (+20%/ 24% uplift on flows) and 'Upper End' uplift on tidal boundary</p> | <p>(--)</p> <p>High Flood Risk</p> <p>More than 50% of site within Flood Zone 3a.</p> |
|--|--|--|

The NPPF and associated Planning Practice Guidance for Flood Risk and Coastal Change (PPG) emphasise the active role Local Planning Authorities (LPAs) should take to ensure that flood risk is understood and managed effectively and sustainably throughout all stages of the planning process.

The assessment is based on the level of flood risk identified in the Level 1 Strategic Flood Risk Assessment (SFRA). The purpose of the Level 1 SFRA is to collate and analyse the most up to date readily available flood risk information for all sources of flooding and it provides an overview of flood risk issues across the study area. The study also assesses the impact of climate change on flood risk, through detailed studies and modelling based on discussions with the EA and developer parties.

Where a site falls in multiple flood zones, then the site will be scored on the zone covering the largest proportion of the site. If the site is split equally between two zones, the area will be scored on the area of the worst flood zone. This is to maintain consistency with the scoring of sites.

Surface water flooding is also documented in the SFRA and is factored into the assessment of sites. Where a site contains more than 50% of its area at risk from surface water flooding it is scored negatively regardless of whether it is in flood zone 1.

Climate change is also documented in the SFRA and is factored into the assessment of sites. Where more than 50% of a site falls within the 100 year Climate Change model, allowing for a 20%/ 24% on flows, and allowing for the "Upper End" uplift on the tidal boundary to factor in an increase in sea level rise in the tidal modelling, it is scored negatively regardless of whether it is in flood zone 1.

The outcome of this question determines how potential sites are treated in the flood risk sequential test, which has a big impact on the selection of sites for development and how these sites are developed.

2.9 Flood Risk (SFRA level 2)

What is the flood risk based on the SFRA Level 2 results?

| Criteria | Flood Risk | Score |
|---|------------|-------|
| Greater than 25% of site in Flood Zone 3b including Flood Storage Area | High | 6 |
| Greater than 30% of site within Flood Zone 3 (outside of Risk reduction area) - not protected by defences | | 5 |
| Greater than 30% of site 1 in 100 year plus climate change (higher central) extent – fluvial with defences scenario | | 4 |
| Greater than 30% site within Flood Zone 3 (Risk reduction area) | | 3 |
| Greater than 50% of site within Flood Zone 2 or Greater than 50% within Flood Zone 2 and 3 or; Greater than 50% of site is within a Risk of Surface Water Flooding area (Low, Medium and High) | Medium | 2 |
| Greater than 50% of site within Flood Zone 1 | Low | 1 |

The flood risk sequential test, informed by the Level 1 SFRA, identified that in the Selby Urban Area, not all development could be accommodated in low flood risk areas. A level 2 SFRA was therefore required in order to apply the sequential test for sites in medium and high flood risk areas. This question therefore applies only applies to sites in the Selby Urban Area, within this area the question identifies:

- the severity and variation in the nature of risk within high and medium risk areas
- how this risk will vary over time with the impacts of climate change

The outcome of this question determines how potential sites are treated in the flood risk sequential and exception tests for the Selby Urban Area, which has a big impact on the selection of sites for development in the town and how these sites are developed.

2.10 Physical and Infrastructure Constraints

Are there physical constraints on the site that will inhibit or stop its delivery?

| | | |
|---|--|--|
| (0) No known constraints | (-) Major infrastructure constraints exist but affect only a small part of the site | (--) Major constraints which are difficult to mitigate or affect a large portion of the site Or A collection of minor constraints which heavily affect the site |
|---|--|--|

There are a number of on-site physical infrastructure constraints which may restrict the availability of a site or stop it coming forward completely. This assessment does not take into account topography or existing buildings, it solely focuses on infrastructure constraints.

The types of infrastructure considered in this assessment question are items that are run or operated by third party agencies and are split into major and minor constraints.

- Minor constraints include small scale power or phone lines which could be easily mitigated.
- Major constraints include major electricity pylons, the middle or outer Health and Safety Executive zones of a gas/oil pipeline and mains water pipelines.

2.11 Impact on Internationally Protected Sites (SPA, SAC and Ramsar)

What impact will the proposed development have on any internationally protected site(s)?

| (+) | (-) | (--) |
|---|---|---|
| There are no credible threats posed by the proposal to any European site. Likely significant effects alone or in combination can be ruled out during screening; there is no need for appropriate assessment. | The effects of a proposal are not likely to be significant alone but need to be checked for likely significant effects in combination. | The effects of a proposal result in a likely significant effect alone. Appropriate assessment is required. |

In the first stage of assessment a 10km buffer has been used to score the sites, this is due to impact pathways of development on European Sites, however, this does not automatically mean that likely significant effects will occur. As a result of the 10km buffer, the following European Sites have been investigated for impacts from development through the screening process:

- Skipwith Common SAC,
- River Derwent SAC,
- Lower Derwent Valley SAC, SPA/Ramsar,
- Humber Estuary SAC, SPA/Ramsar,
- Thorne Moor SAC/Thorne & Hatfield Moors SPA, and
- Kirk Deighton SAC.

The expanded versions of the scoring are as follows:

(+) The site is more than 10km from an internationally protected site, and it is perceived that there are no credible threats posed by the development to any European site, either alone or in combination. Appropriate assessment is not required.

(-) The site is within 10km of an internationally protected site and whilst the effects of a proposal are not likely to be significant alone, there is likely to be significant effects in combination. Appropriate assessment is required.

(--) The site is within 10km of an internationally protected site and the effects of a proposal are likely to be significant alone. Appropriate assessment is required.

The Habitats Regulation Assessment (HRA) informs the need for appropriate assessment and a subsequent test for impact on the internationally protected site. This is an iterative process as proposals are developed and changed. The categories identified above represent a condensed form of the process which will be followed in full by a HRA screening process.

2.12 Impact on Nationally Protected Sites (SSSI's and Ancient Woodland)

What impact will the proposed development have on any nationally protected site(s)?

| | | | |
|---|---|--|--|
| <p>(+) Site does not fall within a SSSI impact risk zone or does not affect an Ancient Woodland.</p> | <p>(0) Proposed development site is unlikely to pose a risk to SSSIs or is within 500m of an Ancient Woodland.</p> | <p>(-) There is a requirement to consult and mitigation or management is appropriate. The site is within 100m of an Ancient Woodland.</p> | <p>(--) The proposal directly impacts an SSSI. The site is directly adjacent to an Ancient Woodland. Appropriate mitigation must be provided.</p> |
|---|---|--|--|

This assessment has been based on the Natural England SSSI Impact Risk dataset. The Impact Risk Zones (IRZs) is a GIS layer (available as a download from the Natural England website) which makes a rapid initial assessment of the potential risks posed by development proposals to nearby Sites of Special Scientific Interest (SSSIs) and Ancient Woodland. They define zones around each site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

The detailed nature and scale of the proposed development should match the corresponding development description(s). Relevant developments may include:

- Residential - developments of 100 units or more.
- Rural Residential - Any developments of 50 or more houses outside existing settlements/urban areas.
- Air Pollution - Any industrial/agricultural development that could cause Air Pollution (including: industrial processes, pig & poultry units, slurry lagoons, manure stores > 250t).

The expanded versions of the scoring are as follows:

(+) Site does not fall within a SSSI impact risk zone or does not affect an Ancient Woodland.

(0) Natural England Impact Risk Zones confirms that there is no requirement as the proposed development site is unlikely to pose a risk to SSSIs or site is within 500m of an ancient woodland.

(-) Natural England Impact Risk Zones confirms that there is a requirement to consult depending on the scale of development. Mitigation / management is appropriate. The site is within 100m of an Ancient Woodland.

(--) The proposal directly impacts an SSSI or the Natural England Impact Risk Zones confirms that any proposal in this area should be subject to consultation with Natural England.

Appropriate mitigation must be provided. The site is directly adjacent to an Ancient Woodland.

When consultation with Natural England is required based on the score (scored orange or red above) the potential level of impact should be fed back into the scoring as a narrative.

Ecologist support and recommendations may be required to understand impact and whether mitigation is adequate.

Data has been taken from the SSSI Impact Zone dataset, provided by North and East Yorkshire Ecological Data Centre & also available on magic.gov.uk.

2.13 Impact on Local or Regional Nature Conservation Sites

Would development affect local or regional sites of biodiversity value?

| (+) | (0) | (-) | (--) |
|--|---|---|---|
| Site does not contain a nature conservation site (local or regional) and is more than 500 metres from any nature conservation site. | Site within 500m of local or regional nature conservation site but impact insignificant. | Site is adjacent to a local or regional nature conservation site. Mitigation needed to avoid significant impact. | Site overlaps a local or regional nature conservation site. Mitigation needed to avoid significant impact. |

This assessment criterion will establish the impact on any important Local and Regional nature conservation sites. These designations are currently mapped on GIS and used for planning purposes. These include Sites of Importance for Nature Conservation (SINCs), Local Wildlife Sites (LWSs) and Local Nature Reserves (LNRs). The list of adopted and ratified SINCs in Selby district are up to date as shown on the ‘Interactive Biodiversity Map’ on the Council’s website¹. A 500m buffer has been used as this advice has been provided by Natural England to a number of LPAs on their site selection methodology.

2.14 Impact on Protected Species

What impact will the proposed development have on protected species?

| (+) | (0) | (-) | (--) |
|--|---|--|---|
| Development proposal delivers significant contribution to conserving protected species in the District or Region. | No records of protected species within 1km of the site in the last 10 years. | Protected species within 1km of site. | Significant population of protected species are present on site. |

¹ <https://www.selby.gov.uk/interactive-online-maps-and-open-data>

This question assesses the impact of potential development sites within 1km of any protected species. Data has been provided by North and East Yorkshire Ecological Data Centre. For bats, where there is an SSSI or SAC notified for bats, this distance is increased to 10km. The list of protected species has been taken from;

- European Protected Species as described in the Birds Directive Annex 1, Habitats Directive Annex 2 and Annex 4
- Protection of Badgers Act, 1992
- Wildlife and Countryside Act (as amended), 1981 Schedules 1-5

2.15 Impact on priority habitats

What impact does the site have on priority habitats listed on S.41 of the NERC Act?

| | | | |
|---|--|---|--|
| (+) No priority habitat within 100m. | (0) The site is within 100m of one or more priority habitats. | (-) The site is adjacent to one or more priority habitats. | (--) The site contains one or more priority habitats. |
|---|--|---|--|

This question assesses the impact a potential development has on a priority habitats or habitats suitable for supporting protected species (e.g. buildings, woodland, water courses), listed in the Natural Environment and Rural Communities (NERC) Act 2006 or the Selby Biodiversity Action Plan. The locations of these have been mapped using the Habitat data available via NEYEDC, OS mapping & aerial photography.

2.16 Heritage Assets

What impact does the site have on heritage assets?

| | | |
|---|---|---|
| (+) Development would not impact a heritage asset or its setting | (-) Development impacts on a heritage asset or its setting and mitigation measures are necessary | (--) Significant adverse impact on setting of heritage assets or involve loss of heritage asset. |
|---|---|---|

This assessment question considers if the development would directly impact upon or affect the setting of a designated heritage asset. These are:

- A Conservation Area
- A Listed Building
- Scheduled Monuments
- Parks and Gardens of Historic Interest
- Archaeological site
- Registered Battlefield

- Distinctive historic landscapes

All heritage assets listed above are mapped in the Council’s GIS mapping system or on the North Yorkshire Historic Characterisation online tool.

Historic England has been consulted on this assessment criterion and have provided responses that are informed by the Historic England Advice Note: Historic Environment and Site Allocations in Local Plans, October 2015. They have advised that the following questions from this advice note will be considered:

- What contribution does the site makes to the significance of the heritage asset?
- What impact will the development be likely to have upon that significance?
- If the development is likely to harm that significance, how might that harm be removed or reduced?
- What impact will the development be likely to have upon that significance with the mitigation measures in place?
- If the development is likely to harm that significance even with the mitigation measures in place, are there any public benefits which outweigh that harm?
- If the site in its current form currently harms the significance of the heritage asset, are there opportunities for reducing this harm or enhancing the asset through the development of the site?

All sites which directly impact upon or affect the setting of a designated heritage asset were referred to the Council’s heritage officer for a Heritage Impact Assessment. The results and recommendations of these assessments have been fed back into the revised scoring for these sites.

2.17 Archaeological Impact

Will development affect archaeological remains?

| | | | |
|---|---|---|--|
| <p>(+) There are no known archaeological remains within the site or its immediate environs</p> | <p>(0) The site is close to or contains some identified archaeological features which present an unknown level of risk</p> | <p>(-) The site contains or is close to known archaeological remains and presents a high level of risk</p> | <p>(--) The site contains, or is close to known archaeological remains of national or regional significance</p> |
|---|---|---|--|

This assessment question concerns the buried archaeological heritage and considers if the proposed development will directly affect any known archaeological remains, it then recommends the proportionate level of mitigation required by site promoters.

Each site has been assessed using data from the North Yorkshire Historic Environment Record. This evidence was used to compile a geodatabase and the council looked at the recorded archaeological evidence within and close to a proposed development site to conduct a rapid desk-based assessment of the risk posed by development to buried heritage assets.

An archaeologist from NYCC has assessed all the sites and risk has assessed all the sites, taking into account the nature, extent and location of the archaeological sites. The archaeologist has

taken no further documentary search and no site visits were made as part of this archaeological appraisal, therefore the allotted risk should be considered as provisional pending further information. This assessment question shows regarding known archaeological remains.

Archaeological expertise and recommendation will be consulted through the application process, should the site be allocated, to fully evaluate the mitigation required and ensure archaeological remains are treated in a manner proportionate to their significance.

There are four assessment criteria:

(+) There are no known archaeological remains within the site or its immediate environs. There has been significant previous development or disturbance on the site and archaeological survival is predicted to be poor. Consultation with archaeological expertise is still required to ensure best practise is applied in supporting the development of the site.

(0) The site contains or is close to isolated and infrequent archaeological remains. The site presents an unknown level of risk and could contain heritage assets. An archaeological survey is required to support any future development, including pre-determination investigations which may be desk-based assessment, surface survey, geophysics or trial trenching.

(-) The site contains or is close to known archaeological remains and present a high risk that heritage assets could affect future development proposals. Consultation from appropriate expertise is required to determine a scheme of investigation which promotes best practise and minimises harm.

(--) Known archaeological remains of regional or national significance are located within or close to the site. Consultation with expertise is required to establish the level of significance and a scheme of mitigation or development constraints.

2.18 Strategic Countryside Gaps

Would development impact on a Strategic Countryside Gap (SCG)?

| | | |
|--|---|--|
| <p>(++) Development would improve the openness of the SCG</p> | <p>(0) Development does not occur in the SCG</p> | <p>(--) Development occurs in and has a negative impact on the setting of the SCG</p> |
|--|---|--|

This question assesses the impact a site has on the proposed Strategic Countryside Gap policy designation, as seen on the Local Plan draft policies map. Land within the SCG's functions to maintain key areas of openness and the individual identity of settlements, or parts of settlements, within Selby District. The emphasis is for development proposals to have no physical intrusion into and no impact on the open character of this land.

It follows that the assessment scoring for this criteria considers that:

- Development proposals that improve the openness of the SCG, for example a proposal that replaces a built use with an open use (such as a playing pitch) that improves the openness, will be scored positively (++).
- Development proposals on sites which are not in the SCG are scored neutrally (0).
- Development proposals that reduce the openness of the SCG, for example introducing a new built form to the area, or a proposal that removes a feature that is important to the character and setting of the SCG, are scored negatively (--).

2.19 Landscape Sensitivity

What impact will the proposed development have on the landscape?

| | | | | |
|---|--|---|---|---|
| <p style="text-align: center;">(++)</p> <p style="text-align: center;">Low sensitivity</p> <p style="text-align: center;">The parcel lacks distinct character and qualities and has few notable features, or is robust to the introduction of development</p> | <p style="text-align: center;">(+)</p> <p style="text-align: center;">Low-Moderate sensitivity</p> <p style="text-align: center;">Few of the key characteristics and qualities of the parcel are vulnerable to development</p> | <p style="text-align: center;">(0)</p> <p style="text-align: center;">Moderate Sensitivity</p> <p style="text-align: center;">The parcel has some distinctive characteristics and valued qualities, that may be vulnerable to development</p> | <p style="text-align: center;">(-)</p> <p style="text-align: center;">Moderate-High Sensitivity</p> <p style="text-align: center;">The key characteristics and qualities of the parcel are vulnerable development</p> | <p style="text-align: center;">(--)</p> <p style="text-align: center;">High Sensitivity</p> <p style="text-align: center;">The parcel has strong character and qualities with notable features which are highly vulnerable to development</p> |
|---|--|---|---|---|

The way potential development sites will be assessed for their impact on the landscape will be informed by the 2019 Landscape Sensitivity Study (LSS). This study examines in detail the sensitivity of the landscape to different types development, these being residential, commercial (use class B1, B2 & B8) and wind energy development. The areas studied in the assessment are around each of the larger settlements (classed at the market towns and designated service villages in the Core Strategy settlement hierarchy) as well as 10 large brownfield sites consisting of airfields, disused mines and a power station.

The study contains a detailed methodology for assessing sites based on 7 factors:

- Physical character (including topography and scale);
- Natural character;
- Historic landscape character;
- Form, density, identity and setting of existing settlement/development;
- Views and visual character including skylines;
- Access and recreation; and
- Perceptual and experiential qualities.

These are then factored into an overall score for the assessment parcels which is described in more detail below:

| Sensitivity judgement | Definition |
|------------------------------|---|
| High (--) | The parcel has strong character and qualities with notable features which are highly vulnerable to change as a result of the introduction of the development scenario. Development is likely to result in a substantial change in character and/or significant adverse effects on landscape character and visual amenity. |
| Moderate-high (-) | The key characteristics and qualities of the parcel are vulnerable to change as a result of the introduction of the development scenario. Development is likely to result in a change in character and/or some significant adverse effects on landscape character and visual amenity. |
| Moderate (0) | The parcel has some distinctive characteristics and valued qualities, that may be vulnerable to change as a result of the introduction of the development scenario. Development may result in more limited changes in character and/or some potentially significant effects on landscape character and visual amenity. |
| Low-moderate (+) | Few of the key characteristics and qualities of the parcel are vulnerable to change as a result of the introduction of the development scenario. Development may result in limited changes in character and/or few potentially significant effects on landscape character and visual amenity. |
| Low (++) | The parcel lacks distinct character and qualities and has few notable features, or is robust with regard to the introduction of the development scenario. Development may result in little or no change in character and little or no significant effect on landscape character and visual amenity. |

If a site is located in two or more landscape assessment parcels, then the site will receive an overall score based on the part of the site that is situated in the landscape parcel with the highest sensitivity to development. Sites within the built fabric of settlements will be given a N/A (not applicable) score.

Sites in settlements and areas which will not receive growth over the plan period, including the smaller villages and countryside are not assessed and are given a N/A (not applicable) score.

Based on a landscape evaluation undertaken by consultants in the Local Landscape Designation Review (2019), there are four Locally Important Landscape Areas (LILA's) designated in the District. LILA's are landscapes of value that could benefit from protection not provided by other existing designations. These are located;

- On the Magnesian Limestone Ridge (North);
- Magnesian Limestone Ridge (South);
- Hambleton Hough and Brayton Barff; and
- The Derwent Valley.

The quality of the landscapes within the LILA can vary, but they are generally of higher quality than other areas and therefore the sensitivity to development is higher.

2.20 Amenity Impact

Is the proposed development compatible with neighbouring uses?

| | | |
|--|--|---|
| <p>(+) Proposed development replaces an existing use which has a negative amenity impact.</p> | <p>(0) Site within or adjacent to compatible uses</p> | <p>(-) Site within incompatible area, however significant impacts could be mitigated</p> |
|--|--|---|

This question will take account of any amenity impacts which would result from the proposed development. This has been included to ensure that any proposed development does not have a negative effect on the quality of life of people who live and work around the proposed development site. This question also assesses the potential negative effects from existing surrounding uses on the proposed use.

Therefore, site assessments will consider if a proposed development site is located close to any existing use(s) that would create a nuisance or amenity impact. The types of uses that may create a nuisance or amenity impact include:

- Major Traffic corridors (including within 150m of Motorways and Trunk Roads and 100m of A roads and rail)
- Waste facilities (including transfer and recycling facilities)
- Waste Water Treatment Works (WWTW). Note that Yorkshire Water will be specifically consulted on proposed developments located within 800m of WWTWs
- Certain industrial uses
- Intensive Livestock Units/Farms which deal with large numbers of animals i.e. pig farms

All of the above uses have the potential to create pollution including noise, air, light and odour. Industrial uses can also result in vibration, and specific forms of air pollution including dust, grit, fumes, smoke soot and ash.

The methodology for assessing amenity impact is based on officer judgement using the following criteria:

- The proposed development replaces an existing use which is creating a negative amenity impact. This can include some of the uses described above. Sites which fall under this criteria should be scored positively (+).
- The proposed development site is within or adjacent to an established area of compatible appropriate use (i.e. residential next to residential, or industrial next to industrial). The impact of surrounding uses is minimal. Sites which fall under this criteria should be scored neutrally (0).
- The proposed development site is within an area where the proposed use would not be appropriate (i.e. industrial within residential or vice versa) and could become a nuisance to surrounding land users. However, any significant impacts could be mitigated against, and thus become compatible. Sites which fall under these criteria should be scored negatively (-).

2.21 Groundwater

Could development potentially affect any abstraction of controlled waters intended for human consumption?

| | | | |
|--|---|---|--|
| (+) Site not within a Ground Water Protection Zone | (0) Site in groundwater protection zone 3 | (-) Site in groundwater protection zone 2 | (--) Site in groundwater protection zone 1 |
|--|---|---|--|

Groundwater Source Protection Zones (GSPZ) ensure that the public drinking water supply is protected. GSPZs protect essential elements of the water supply including aquifers, groundwater flows, wells, boreholes and springs. The GSPZs are split into three main zones, these zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity to the centre of the source of groundwater, the greater the risk. The three main zones are:

- **Zone 1 (inner protection zone)** - Defined as the 50 day travel time for water from any point below the water table to the source. This zone has a minimum radius of 50 meters. Sites within this zone will be scored negatively (--).
- **Zone 2 (outer protection zone)** - Defined by a 400 day travel time for water from a point below the water table. The zone has a minimum radius of 250 or 500 meters around the source, depending on the size of the abstraction. Sites within this zone will be scored negatively (-).
- **Zone 3 (total catchment)** - Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. Sites within this zone will be scored neutrally (0).

2.22 Contamination

Is the site contaminated or potentially contaminated?

| | | | |
|--|--|--|--|
| (+) Development located on land that is highly likely to be contaminated and the developer will remove the contamination through remediation | (0) Development is not located on land that is highly likely to be contaminated. | (-) Development is located on land that is highly likely to be contaminated. | (--) Development is located on land that is highly likely to be contaminated and cannot be remediated. |
|--|--|--|--|

National planning policy recognises the importance of enhancing the environment through the prevention of pollution. The presence of contaminated land results from the nature of previous on-site activities and can affect or restrict the beneficial use of land. The Council is required to identify contaminated sites within the District and bring certain sites back into

beneficial use via appropriate remediation. The Council has mapped all the potential areas of contamination in the District. Further discussions with site promoters will provide more detailed contamination assessments of sites.

The development process is often the most effective way of achieving action to remove unacceptable risks arising from the contaminated state of land. These sites would provide the opportunity to address an existing problem, such as a former industrial site that has left a legacy of contamination, for the benefit of the wider community and bring contaminated land back into productive use where practicable.

Where potential contamination has been identified through the site assessments, site promoters are able to submit further information on how all contamination on the site will be removed, and in doing so will receive a positive assessment score (+). A double negative (- -) assessment score will be given where there is a highly likely source of contamination and no further evidence is given that proves a site can be realistically remediated to the extent that all unacceptable risks are removed.

2.23 Mineral Resource

Would development lead to the sterilisation of viable mineral resources?

| | | |
|---|---|---|
| <p>(0)</p> <p>Site is not within a mineral safeguarding area.</p> | <p>(-)</p> <p>Site within a location where potentially viable mineral deposits could exist.</p> | <p>(--)</p> <p>Site falls within an allocated site, a preferred area or is within a buffer zone, for mineral extraction, where potentially viable mineral deposits could be worked.</p> |
|---|---|---|

This assessment question recognises that new developments could affect the supply of locally important minerals. The National Planning Policy Framework requires planning authorities to define Minerals Safeguarding Areas, to protect resources from sterilisation by other forms of development. North Yorkshire County Council is the Minerals Planning Authority for Selby district.

There are a wide variety of valuable mineral reserves within the District, including sand, gravel, chalk, coal, clay and limestone, which can only be worked where they naturally occur. North Yorkshire County Council has mapped Safeguarded Mineral Areas and active mineral sites in the submission version of the minerals and waste local plan, and these have been used to inform the assessment of sites in this question.

Buffer zones have been created around mineral resources, based on the agreed impact distances set out in the minerals and waste local plan. These are detailed below.

Surface mineral resources

- All crushed rock and silica sand resources within a 500m buffer
- All sand and gravel, clay and shallow coal resources within a 250m buffer
- Building stone resources and active and former building stone quarries within a 250m buffer.

Deep mineral resources

- Underground coal resources within the Kellingley Colliery licensed area within a 700m buffer;
- Vein mineral reserves within extant planning permissions within a 250m buffer.

As set out in the Minerals and Waste Plan there are 3 categories of sites that have been considered for mineral safeguarding;

- Allocations – Sites where the granting of planning permission may reasonably be expected subject to the submission of an acceptable detailed planning application.
- Preferred Areas – Broader areas within a defined boundary in which it is considered that there is likely to be potential to develop a suitable site, for example, in order to meet longer term requirements for a particular mineral.
- Areas of Search – Areas where evidence suggests suitable (concreting sand and gravel) resources are likely to be present.

2.24 Effect on Recreation and Open Space Assets

Does the site provide access to, or impact on, publicly accessible open space, green infrastructure, allotments, recreation facilities or public rights of way?

| | | | | |
|---|--|--|--|---|
| <p>(++) Development would add an open space asset identified as needed in the vicinity</p> | <p>(+) Development would create an opportunity for open space asset to be created or improved, or public access improved to that asset.</p> | <p>(0) Existing open space asset would be conserved, retained and access is retained.</p> | <p>(-) Existing open space asset would be adversely affected and public accessibility reduced. Mitigation possible.</p> | <p>(--) Existing open space asset or public accessibility would be lost. Mitigation measures unsatisfactory or not proposed.</p> |
|---|--|--|--|---|

The provision of a publicly accessible open space asset, including open space, green infrastructure, allotments, recreational facilities and public rights of way (PROW), can be beneficial for both new and existing residents, including improved health, social inclusion and the potential to reduce carbon emissions. An Indoor and Outdoor Sports Facilities Assessment is being undertaken and will be published in October 2020. This will assess the quality of existing sports and leisure facilities and whether there is a need for new facilities.

The Council is carrying out a Greenspace Audit to identify the location of greenspace throughout the district; undertakes a quantitative and qualitative assessment of this provision; and determines local standards for the provision of different types of greenspace in order to identify those areas which have a surplus or deficiency of such space.

If the proposed use for a site will provide a recreation or open space asset which would meet an identified need (such as shown in the outdoor sports pitch study and an indoor pool and leisure study), then the site is given a very positive score (++). The possibility of the development of a site providing or improving open space is given a positive scoring in this assessment (+). If the open space on a site can be conserved or relocated elsewhere (within a distance that the community can still make use of that asset) then a site is score neutrally (0). If the open space is reduced in quality or quantity by the development but some

mitigation is possible then a negative scoring is given (-). If the open space is lost completely and no satisfactory mitigation is proposed then the site is scored negatively (--).

When assessing sites, the PROW network was considered and a positive weighting identified where the proposed development site would improve the existing network. This could be through the creation of a new PROW, improving access to or the setting of an existing PROW, or other recognised improvements such as, upgrading a bridleway, accessing connectivity (including diversions of PROWs, improving visual amenity (i.e. new signage, lighting etc.), and removal of noise sources along the route.

A negative weighting will result where the proposed development site would adversely affect the network, for example, by diverting, severing or removing an existing PROW, which could result in increased walking distances, or increased use of PROW by vehicles and conflict between vehicular movement and pedestrian usage.

2.25 Impact on the Air Quality Management Area

Does the development have an impact on the Air Quality Management Area? (AQMA)

| | | |
|--|---|--|
| <p>(0)</p> <p>Scale and type of growth unlikely to lead to notable emissions in AQMA</p> | <p>(-)</p> <p>Scale and type of growth could generate increased emissions within 800m of AQMA</p> | <p>(--)</p> <p>Development within AQMA</p> |
|--|---|--|

The District of Selby has one AQMA, on New Street, Selby, after a detailed assessment in 2014 concluded that there were breaches of Nitrogen Dioxide (NO₂) levels set out in National Air Quality Objectives. The Council is committed to reducing Nitrogen Dioxide levels in this area, and has created an air quality action plan which includes measures such as supporting or enabling the use of low emission technologies and encouraging sustainable modes of transport such as walking and cycling. This assessment question scores a site on its potential impact on the air quality of the New Street AQMA.

Scales and types of growth which could lead to increased emissions in the AQMA are major residential developments (10+ dwellings) and uses which lead to the use of Heavy Goods Vehicles, such as logistics and manufacturing. The distance at which these types of uses are judged to have an effect on the New Street AQMA is 800m metres (within the town centre of Selby), as they would inevitably need to use New Street regularly to get from one side of the town to the other.

Measures which can be implemented to reduce the impact of a development on the AQMA include providing electric car charging points within the development to encourage the use of electric vehicles and commitments to improve the walking and cycling infrastructure in the town of Selby, in order to encourage people to travel in these more sustainable ways.

Stage 3: Deliverability

The suitability of a site for development is assessed through Stages one to two of the assessment. The third stage of the site assessment methodology assesses whether a site is deliverable or developable, as seen in the glossary on page 66 of the NPPF.

Evidence gathering on deliverability is carried out on sites in Stage Three. Throughout the plan making process, evidence on deliverability has been submitted to the Council by site promoters in the site submission forms². The site submission forms are the main source of information used to inform the deliverability testing. Where this information is missing, the Council will conduct its own deliverability assessment of sites (specifying where it has done so).

The testing consists of questions relating to:

3.1 Availability considerations & impact of active use:

This question determines the availability of the site and draws out the following information:

- The ownership status of the site. Is the site in sole ownership? Is the site owned by a partnership of individuals or organisations who are working together to bring the site forward? Or is the site in multiple ownership? Sites which are owned by a multitude of owners who are not in partnership can potentially throw up problems in terms of delivery. These problems can include disagreements between landowners on access, proposed uses and the sale price of the land.
- Is the site in active use? If so what are the arrangements and timescales for the use on the site to cease so that development can begin? This can include factors such as farm and tenant leases, the development of some sites may depend on a use finding another site for relocation.

3.2 Site Viability and Abnormal Costs:

This question determines if the site is attractive to the market, particularly in terms of viability. This includes drawing out the following information:

- Has the site been marketed or had developer interest?
- Has an option been agreed? If the site has been marketed and had developer interest, this is a good indicator that it is viable and deliverable from a market perspective. If an option agreement is in place with a developer this is another good indicator of viability.
- Has a viability study been undertaken for the site? This will determine its costings and profitability and its findings will be a key consideration in determining whether the site is deliverable.
- Issues such as abnormal costs to the development of a site will be highlighted, such as demolition, decontamination, flood mitigation and ransom strips.
- Also included here are details of any other studies that have been submitted in support of the site.

For sites with a proposed employment use, consideration of the market analysis included in the 2020 HEDNA will also take place. This will consider the Economic Strategy for Selby District

² <http://www.selby.gov.uk/site-submission-form>

and how employment sites meet the requirements of this strategy and how attractive proposed employment sites are likely to be to the market.

3.3 Overall Deliverability:

Site promoters are then finally asked, taking into account the answers to the deliverability questions above, what the estimated timescale is for development to begin on site. The answers fall within the following categories:

- 0 to 5 years – the site has no constraints, or constraints do not stop the site being delivered within the next 5 years.
- 6 to 10 years – the site may have some kind of constraint that cannot be resolved until year 6, or the owner does not want to develop the site until this timeframe.
- Not available within the plan period (up to 2040) – The site may be subject to a major physical and/or ownership constraint that means it cannot be developed in the plan period.

Sustainability Appraisal of Selected Sites

After stage 3 of the methodology the SA will assess the potentially significant cumulative effects of the preferred site allocations, or a range of site allocation combinations, on individual settlements and report on the SA process embedded into the site selection methodology. The connections between the Sustainability Appraisal Objectives and Site Selection Methodology questions can be seen in Appendix B.

Stage 4: Policy Constraints

The fourth stage of site selection involves removing sites that have a conflict with the spatial strategy or constitute inappropriate development in the Green Belt. Sites that have either of these significant policy constraints cannot be allocated for development in the Local Plan.

4: Does the site have a significant policy constraint?

| | |
|---|---|
| <p>No</p> <p>Site can be considered for development</p> | <p>Yes</p> <p>Site cannot be considered for development</p> |
|---|---|

Proximity to a Settlement Receiving Planned Growth in the Spatial Strategy:

In order to be considered for development, a housing site must be either within or adjacent to a settlement designated in Local Plan policy SG2 as a place that will receive additional planned development. These settlements being Selby, Sherburn in Elmet, Tadcaster and the tier one and two villages.

This applies to sites that lie immediately next to the built form of the settlement, as well as sites that lie so close to the built form that it is reasonable to consider them as a possible extension to the urban boundary. The latter may include sites that are detached from the built form by a small field boundary or an area of open space (e.g. playing field). Sites beyond the built form with permission that have not yet started are not considered to be part of the urban boundary and are classed as being in the countryside.

This criterion does not apply to employment or leisure uses and gypsy and traveller sites. Sites which propose mixed uses that fail this assessment for the residential element of the scheme development can still be considered for other uses.

Proposals for new settlements, can also be considered for development, if they are of a scale to provide a minimum of 3000 dwellings, the ability to deliver this capacity must not be affected by any of the major constraints listed in the initial sift.

Green Belt Status:

This assessment question states whether a site is within the Green Belt, partially inside it or outside of it. The District of Selby has three areas of Green Belt, which together cover around a third of its area. Two are located in the north of the District, on the boundary with the City of York Council, the other largest area of Green Belt is located on the District's western edge adjacent to the boundaries of Doncaster, Wakefield and Leeds City Council's.

The Green Belt Stage 1 Review has demonstrated that there are sufficient sites which are available, viable and sustainable outside the Green Belt to accommodate the level of housing and employment land required in the period to 2040. On this basis, a full Green Belt Review has not been undertaken and it is not proposed to remove any sites from the Green Belt for allocation for housing or employment uses.

The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. Therefore, any proposed development sites that compromises the open nature of the Green Belt counts as having a significant policy constraint in this assessment question. These uses include housing, employment, commercial and most types of leisure uses. Exceptions to this are listed under para 150 of the NPPF and these are explained on a case-by-case basis in the assessment.

Appendix A: Site Assessment Methodology Summary

| Criteria Reference | Assessment Question | Proposed Land Use Criteria | Assessment Question Scoring | | | | | |
|--------------------|---|-------------------------------------|---|---|---|---|---|--------------------|
| 1 | Initial Sift | Criteria for all proposed land-uses | Passes Initial Sift | | | | | Fails Initial Sift |
| 2.1 | Accessibility to services and employment | Housing Site Criteria | (++) Scores an average of 1. Site has excellent access to services and employment | (+) Scores an average of 2. Site has good access to services and employment | (0) Scores an average of 3. Site has acceptable access to services and employment | (-) Scores an average of 4. Site has poor access to services and employment | (--) Scores an average of 5. Site has very poor access to services and employment | |
| 2.2 | Accessibility to services and the workforce | Employment Site Criteria | (++) Scores an average of 1. Site has excellent access to services and employment | (+) Scores an average of 2. Site has good access to services and employment | (0) Scores an average of 3. Site has acceptable access to services and employment | (-) Scores an average of 4. Site has poor access to services and employment | (--) Scores an average of 5. Site has very poor access to services and employment | |
| 2.3 | Loss of Employment Land | Employment Site Criteria | (++) Development would add to the existing stock of Employment land. | | (o) Development would locally relocate or not impact upon Employment land. | | (--) Development would remove land used for Employment. | |

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| Criteria Reference | Assessment Question | Proposed Land Use Criteria | Assessment Question Scoring | | | | |
|--------------------|---|--------------------------------------|--|---|---|--|--|
| | | | (++) Site has good national accessibility | (+) Site has good sub-regional accessibility | (0) Site has good local accessibility | (-) Site only poor local accessibility | |
| 2.4 | Proximity to the Road Network and Rail Access | Employment Site Criteria | | | | | |
| 2.5 | Physical Point of Access | Criteria for all proposed land-uses | | (+) Existing access into the site that is either adequate or requires upgrade works. | (0) Access can be created within the landholding (or through third party land and an agreement is in place.) | (-) Access can be achieved through third party land but an agreement is not in place. | (--) No apparent means of creating an access |
| 2.6 | Agricultural Land Classification | Criteria for all proposed land-uses. | | (0) No loss of Grade 1, 2,3 agricultural land | (-) Up to 10ha of Grade 1, 2,3 agricultural land lost. | (--) More than 10ha of Grade 1,2,3 agricultural land lost. | (---) More than 20ha of Grade 1,2,3 agricultural land lost. |
| 2.7 | Greenfield and Previously Development Land | Criteria for all proposed land-uses. | | (+) Site is on PDL and/or replaces buildings | (0) Site is on or a mixture of PDL and greenfield land | (-) Site is on greenfield land | |

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| Criteria Reference | Assessment Question | Proposed Land Use Criteria | Assessment Question Scoring | | | | | |
|--------------------|---------------------------------------|---|---|---|--|---|--|---|
| | | | | | (0) Site within Flood Zone 1 | (-) Site within Flood Zone 2 (with surface water flooding and climate change impacts factored in) | (--) Site within Flood Zone 3a | |
| 2.8 | Flood Risk | Criteria for all proposed land-uses. | | | (0) Site within Flood Zone 1 | (-) Site within Flood Zone 2 (with surface water flooding and climate change impacts factored in) | (--) Site within Flood Zone 3a | |
| 2.9 | SFRA Level 2 | Criteria for all proposed land-uses within study area | 1 Greater than 50% of site within Flood Zone 1 | 2 Greater than 50% of site within Flood Zone 2 | 3 Greater than 30% site within Flood Zone 3 | 4 Greater than 30% of site 1 in 100 year plus climate change extent – fluvial with defences scenario | 5 Greater than 30% of site within Flood Zone 3 - not protected by defences | 6 Greater than 25% of site in Flood Zone 3b including Flood Storage Area |
| 2.10 | Physical / Infrastructure Constraints | Criteria for all proposed land-uses | | | (0) No known constraints | (-) Major infrastructure constraints exist but affect only a small part of the site | (--) Major constraints which are difficult to mitigate or affect a large portion of the site Or A collection of minor constraints which heavily affect the site | |
| 2.11 | Impact on Internationally Protected | Criteria for all proposed land-uses | | (+) | (0) | (-) The effects of a proposal are not | (--) | |

| Criteria Reference | Assessment Question | Proposed Land Use Criteria | Assessment Question Scoring | | | | |
|--------------------|--|--------------------------------------|-----------------------------|--|---|---|---|
| | Sites (SPA, SAC and Ramsar) | | | There are no internationally protected sites within 10km of the site. | The effects of the proposal do not undermine the conservation objectives of the internationally protected site. | likely to be significant alone, but need to be checked for likely significant effects in combination. | The effects of a proposal result in a likely significant effect alone and needs to be checked for likely significant effects in combination. Proposal is considered to have an 'adverse effect on integrity' through the Habitat Regulation Assessment Screening (for SAC, SPA and Ramsar sites). |
| 2.12 | Impact on Nationally (European) Protected Sites (SSSI) | Criteria for all proposed land-uses. | | (+) Site does not fall within a SSSI impact risk zone or does not affect an Ancient Woodland. | (0) Proposed development site is unlikely to pose a risk to SSSIs or is within 500m of an Ancient Woodland. | (-) There is a requirement to consult and mitigation or management is appropriate. The site is within 100m of an Ancient Woodland. | (--) The proposal directly impacts an SSSI and appropriate mitigation cannot be provided. The site is directly adjacent to an Ancient Woodland. |

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| Criteria Reference | Assessment Question | Proposed Land Use Criteria | Assessment Question Scoring | | | | |
|--------------------|--|--------------------------------------|-----------------------------|--|---|---|--|
| 2.13 | Impact on Local or Regional Wildlife Sites | Criteria for all proposed land-uses. | | (+) Site does not contain a nature conservation site (local or regional) and is more than 500 metres from any nature conservation site. | (0) Site within 500m of local or regional nature conservation site but impact insignificant. | (-) Site is adjacent to a local or regional nature conservation site. Mitigation needed to avoid significant impact. | (--) Site overlaps a local or regional nature conservation site. Mitigation needed to avoid significant impact. |
| 2.14 | Impact on Protected Species | Criteria for all proposed land-uses | | (+) Development proposal delivers significant contribution to conserving protected species in the District or Region. | (0) No records of protected species within 1km of the site in the last 10 years. | (-) Protected species within 1km of site. | (--) Significant population of protected species are present on site. |
| 2.15 | Impact on Priority Habitats | Criteria for all proposed land-uses | | (+) No priority habitat within 100m. | (0) The site is within 100m of one or more priority habitats. | (-) The site is adjacent to one or more priority habitats. | (--) The site contains one or more priority habitats. |
| 2.16 | Heritage Assets | Criteria for all proposed land-uses. | | (+) Development would not impact a heritage asset or its setting | | (-) Development impacts on a heritage asset or its setting and mitigation measures are necessary | (--) Significant adverse impact on setting of heritage assets or involve loss of heritage asset. |

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| Criteria Reference | Assessment Question | Proposed Land Use Criteria | Assessment Question Scoring | | | | |
|--------------------|----------------------------|--------------------------------------|--|---|--|--|--|
| | | | | (+) The site contains or is close to little or no archaeological remains | (0) The site is close to or contains some identified archaeological features which present an unknown level of risk | (-) The site contains or is close to known archaeological remains and presents a high level of risk | (--) The site contains, or is close to known archaeological remains of national or regional significance |
| 2.17 | Archaeological Impact | Criteria for all proposed land-uses. | | | | | |
| 2.18 | Strategic Countryside Gaps | Criteria for all proposed land-uses. | (++) Development would improve the openness and setting of the SCG | | (0) Development not within a Countryside Gap | | (--) Development occurs in and has a negative impact on the openness or setting of the SCG |
| 2.19 | Landscape Sensitivity | Criteria for all proposed land-uses. | (++) Low sensitivity The parcel lacks distinct character and qualities and has few notable features, or is robust to the introduction of development | (+) Low-Moderate sensitivity Few of the key characteristics and qualities of the parcel are vulnerable to development | (0) Moderate Sensitivity The parcel has some distinctive characteristics and valued qualities, that may be vulnerable to development | (-) Moderate-High Sensitivity The key characteristics and qualities of the parcel are vulnerable development | (--) High Sensitivity The parcel has strong character and qualities with notable features which are highly vulnerable to development |

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| Criteria Reference | Assessment Question | Proposed Land Use Criteria | Assessment Question Scoring | | | | |
|--------------------|------------------------------|-------------------------------------|-----------------------------|--|--|---|---|
| | | | | (+) Proposed development replaces an existing use which is creating a negative impact on amenity. | (0) Site within or adjacent to compatible uses | (-) Site within incompatible area, however significant impacts can be mitigated | (--) Site within incompatible area, and significant impact cannot be mitigated |
| 2.20 | Amenity Impact | Criteria for all proposed land-uses | | (+) Proposed development replaces an existing use which is creating a negative impact on amenity. | (0) Site within or adjacent to compatible uses | (-) Site within incompatible area, however significant impacts can be mitigated | (--) Site within incompatible area, and significant impact cannot be mitigated |
| 2.21 | Groundwater Protection Zones | Criteria for all proposed land-uses | | (+) Site not within a Ground Water Protection Zone | (0) Site in groundwater protection zone 3 | (-) Site in groundwater protection zone 2 | (--) Site in groundwater protection zone 1 |
| 2.22 | Contamination | Criteria for all proposed land-uses | | (+) Development is not located on or adjacent to land that is likely to be contaminated. | (0) Development has the potential to be affected by contamination due to the site being adjacent to a contaminated site | (-) Development is located on or adjacent to land that is highly likely to be contaminated, but this can be mitigated. | (↔) Development located on land that is highly likely to be contaminated, and cannot be remediated. |
| 2.23 | Mineral Resource | Criteria for all proposed land-uses | | | (0) Site is not within a mineral safeguarding area. | (-) Site within a location where potentially viable mineral deposits could be worked in the future. | (--) Site falls within an area of search, preferred area, or specific site with planning permission for mineral extraction, and pre-extraction is not possible (or possible later) |

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| Criteria Reference | Assessment Question | Proposed Land Use Criteria | Assessment Question Scoring | | | | |
|--------------------|--|-------------------------------------|---|--|---|---|--|
| 2.24 | Effect on Recreation and Open Space Assets | Criteria for all proposed land-uses | (++) Development would add an open space asset identified as needed in the vicinity | (+) Development would create an opportunity for open space asset or public right of way to be created or improved, or public access improved. | (0) Existing open space asset would be conserved, retained and access is retained. | (-) Existing open space, asset would be lost or adversely affected and public accessibility reduced. Mitigation is possible. | (--) Existing open space, asset would be lost or adversely affected and public accessibility reduced or lost. No satisfactory mitigation measures possible. |
| 2.25 | Impact on AQMA | Criteria for all proposed land-uses | | | (0) Scale and type of growth unlikely to lead to notable emissions in AQMA | (-) Scale and type of growth could generate increased emissions within 800m of AQMA | (--) Development within AQMA |
| 3.1 | Availability Considerations & Impact of Active Use | Criteria for all proposed land-uses | Information relating to: <ul style="list-style-type: none"> • Site Ownership. • Sites Availability and Active Uses. | | | | |
| 3.2 | Site Viability and Abnormal Costs | Criteria for all proposed land-uses | Information relating to: <ul style="list-style-type: none"> • Site Viability • Abnormal costs. • Marketing history | | | | |
| 3.3 | Overall Deliverability | Criteria for all proposed land-uses | 0-5 years | 6-10 years | Not available within the plan period | | |

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| Criteria Reference | Assessment Question | Proposed Land Use Criteria | Assessment Question Scoring | | | |
|--------------------|--------------------------------|-------------------------------------|---|--|--|---|
| 4 | Significant policy constraints | Criteria for all proposed land-uses | No Can be considered for development | | | Yes Cannot be considered for development |

Appendix B: Sustainability Appraisal Objectives

| | Key Objectives/Sub-Objectives | Site Selection Criteria (criteria reference) | Links to SAM |
|---------------------|--|--|--|
| Air Quality | | | |
| 1. | Maintain and improve local air quality | | |
| 1.1 | Seek to minimise air pollution, such as through supporting or enabling the use of low emission technologies and encouraging sustainable modes of transport such as walking and cycling. | <p>Based on proximity to an AQMA and an indication of potential effects given the nature of development (i.e. is it HGV generating?) and the scale of development</p> <ul style="list-style-type: none"> Air Quality Management Area (AQMA) <p>Development within AQMA</p> <p>Scale and type of growth could generate increased emissions within 800m of AQMA</p> <p>Scale and type of growth unlikely to lead to notable emissions in AQMA</p> | Criteria 3.25 |
| 1.2 | Locate and design development so that current and future residents will not regularly be exposed to poor air quality. | | |
| Biodiversity | | | |
| 2 | Protect, conserve and enhance biodiversity, wildlife habitats and green infrastructure to achieve a net gain and reverse habitat fragmentation. | | |
| 2.1 | Minimise, avoid where possible, and compensate harmful effects on biodiversity, both within and beyond designated and non-designated sites of international, national or local significance. | <p>There is a need to consider intersect and also proximity to the below biodiversity sites, given the risk of impacts e.g. from recreational pressure, disturbance from noise and light, construction activities etc.</p> <ul style="list-style-type: none"> Special Are of Conservation (SAC) Special Protection Area (SPA) Ramsar Sites National Nature Reserves (NNR) Sites of Special Scientific interest (SSSI) Site of Special Scientific Interest Impact Risk Zone (SSSI IRZ) Ancient Woodland BAP habitat Woodland Locally Wildlife Sites (LWS) Tree Preservation Orders Biodiversity Opportunity Area (BOA) / Conservation Target Area (CTA) etc. Any other dataset showing areas of local constraint/opportunity | Extensively covered (criteria: 3.11, 3.12, 3.13, 3.14, 3.15) |

| | Key Objectives/Sub-Objectives | Site Selection Criteria (criteria reference) | Links to SAM |
|----------------------------------|--|--|--|
| 2.2 | Achieve biodiversity net gain including through delivery of multifunctional blue-green infrastructure and the long term enhancement and creation of well-connected, functional habitats that are resilient to the effects of climate change. | There will be a need to determine how biodiversity value and potential for net gain can be established consistently. | N/A |
| Climate Change Adaptation | | | |
| 3 | Adapt to current and future flood risk by directing development away from the areas of the District at the highest risk of flooding from all sources. | | |
| 3.1 | Provide sustainable management of current and future flood risk through sensitive and innovative planning, development layout and construction. | Fluvial flood risk zone; degree of constraint to be determined based upon degree of overlap with Flood Zones 1, 2 and 3, and the potential for on-site mitigation. None or limited developable land falling outside of Flood zone 2 / 3 (Housing) None or limited developable land falling outside of Flood zone 2 / 3 (Employment) Partial overlap with flood zone 2/3 (any use) Majority of site within flood zone 1 | Covered (criteria: 3.8 and 3.9) |
| 3.2 | Minimise flood risk and provide opportunities to deliver SuDs and flood resilient design within new development | Surface water flood risk; Degree of constraint to be determined based upon the relative risks and ability to mitigate impacts. Other flood risk (e.g. groundwater) None or limited land affected Some areas affected Significant areas affected | Covered under SFRA Level 1 (factored into the assessments) (criteria: 3.8) |
| Climate Change Mitigation | | | |
| 4 | Continue to drive down CO₂ emissions from all sources. | | |
| 4.1 | Seek high standards of energy efficiency in new development, seeking carbon neutral development where possible. | High quality design can be implemented regardless of site location. No criteria identified. | N/A |
| 4.2 | Support provision of attractive opportunities to travel by sustainable means. | Covered by SA 12.1-12.3 | N/A |
| 4.3 | Increase the proportion of energy produced from renewable and low carbon sources | Identify potential wind opportunity areas. Overlap with these areas by residential or employment use would be negative as it would affect the potential for suitable development of such schemes. | Not covered in SAM. No data available |

| | Key Objectives/Sub-Objectives | Site Selection Criteria (criteria reference) | Links to SAM |
|-------------------------------|--|--|--|
| 4.4 | Support carbon capture and storage technologies, such as, the Bio Energy with Carbon Capture and Storage (BECCS) process at Drax. | No specific site assessment criteria developed. | N/A |
| Economy and Employment | | | |
| 5 | Maintain a strong, diversified and resilient economy to enhance employment opportunities and reduce disparities arising from unequal access to training and jobs. | | |
| 5.1 | Ensure that education and skills provision meets the needs of Selby's existing and future labour market and improves life chances for all, including by enabling older people and people with physical and mental health conditions to stay in employment. | Employment land will be allocated within the Site Allocations Local Plan. Specific employment types may be specified within some allocations, enabling this sub-objective to be assessed. Accessibility by public transport (2.1 & 2.2) Proximity to road network (2.4) Accessibility by cycling (2.5 & 2.6) | Yes, covered under broad criteria of accessibility (3.1 and 3.2) |
| 5.2 | Maintain and enhance employment opportunities and reduce disparities arising from unequal access to training and jobs. | Criteria 5a) Creation of employment land No loss of employment land Loss of existing employment land | Covered (criteria: 3.3) |
| 5.3 | Provides opportunities for all, enhances the vitality of the District's town and local centres including through the identification of further regeneration opportunities, particularly in the most deprived areas. This could include support for the social enterprise, voluntary and community sectors. | Criteria 5b) Employment development within top 10% deprived area or within 20min public transport journey. Employment development within top 20% deprived area or within 20min public transport journey. | Indirectly covered, it is a factor within criteria 3.2 |
| 5.4 | Recognise the importance of the rural economy and support diversification and opportunities for the sustainable use of land for a range of purposes. | Employment development outside of and more than 20min public transport journey to top 20% deprived areas. | |
| Health | | | |
| 6 | Improve the physical and mental health and wellbeing of Selby residents and reduce health inequalities across the District. | | |
| 6.1 | Target fastest impact in areas of poorest health, including maximising the potential health benefits of multifunctional green infrastructure. | Capacity information (if available) will be factored into the assessment criteria. | Unsure- fairly broad focus of objective could be covered by a range of criteria (some of which |

| | Key Objectives/Sub-Objectives | Site Selection Criteria (criteria reference) | Links to SAM |
|-----------------|--|---|-----------------------------------|
| | | | are covered in the SAM) |
| 6.2 | Encourage healthy lifestyles (including travel choices) | Covered by accessibility criteria. | Covered by accessibility criteria |
| 6.3 | Improve sporting or recreational facilities and access to them | Access to leisure facilities More than 3km More than 1200m Within 1200m Within 800m Creation of new facility | Covered by accessibility criteria |
| 6.4 | Improve access to high quality health facilities | Access to GP surgery More than 3km More than 1200m Within 1200m Within 800m Creation of new facility | Covered by accessibility criteria |
| 6.5 | Increase residents' access to public open space particularly for urban residents | Covered by SA Criteria 11.3 | |
| Heritage | | | |
| 7 | Protect and enhance sites, features and areas of historic, archaeological, architectural and artistic interest and their settings. | | |
| 7.1 | Protect, conserve and enhance designated and undesignated heritage assets, including their setting, significance and contribution to the wider historic landscape and townscape character and cultural heritage of the District. | There is a need to consider intersect and also setting for all of these constraint features to establish the potential for negative or positive effects. <ul style="list-style-type: none"> Registered park or garden Scheduled monument Listed building Conservation area Locally listed building | Covered by criteria 3.16 and 3.17 |
| 7.2 | Contribute to the maintenance and enhancement of historic character and cultural heritage through design, layout and setting of new development. | Criteria 7a (+) Development would enhance a heritage asset or the setting of a heritage asset. (0)Development would not impact a heritage asset or its setting (-) Development impacts on a heritage asset or its setting and mitigation measures are necessary (--) Significant adverse impact on setting of heritage assets or involve loss of heritage asset. Criteria 7B | |

| | Key Objectives/Sub-Objectives | Site Selection Criteria (criteria reference) | Links to SAM |
|-----------------------|--|---|--------------------------------------|
| | | <p>(+) The site contains or is close to little or no Archaeological remains</p> <p>(0) The site is close to or contains some identified archaeological features which present an unknown level of risk</p> <p>(-) The site contains or is close to known archaeological remains and presents a high level of risk</p> <p>(--) The site contains, or is close to known archaeological remains of national or regional significance</p> | |
| Housing | | | |
| 8 | Ensure that new development meets the varied housing needs of the area, provide affordable and decent housing for all. | | |
| 8.4 | Support timely delivery of sufficient homes of an appropriate mix of housing types and tenures, including a focus on maximising the potential from strategic brownfield opportunities, to ensure delivery of good quality, affordable and specialist housing that meets the needs of Selby's residents, including older people, people with disabilities and families with children. | <i>Spatial data unlikely to be available. It would not be appropriate to suggest that a large site performs better than a small site simply because there is the potential to deliver more homes. Housing objectives could potentially be met through the delivery of numerous small sites, or through delivery of a smaller number of large sites (albeit it is recognised that financial viability, and hence the potential to deliver affordable housing, can be higher at large sites).</i> | Covered by criteria 4.1, 4.2 and 4.3 |
| 8.5 | Support managed expansion of rural communities if it helps to improve the sustainability of those settlements. | | No criteria at a site specific level |
| 8.6 | Whilst large schemes are often considered as a solution to the housing shortage, small sites can cumulatively make a significant contribution to supply and offer a flexibility that larger sites cannot. | | No criteria at a site specific level |
| Land and soils | | | |
| 9 | Promote the efficient and sustainable use of natural resources, including preserving soil carbon and directing development away from the best and most versatile agricultural land | | |
| 9.1 | Maintain the best and most versatile agricultural land and take a sequential approach to | <ul style="list-style-type: none"> • Agricultural land quality³ <p>Criteria 9a More than 20ha of Grade 1 or 2</p> | Covered by criteria 3.6 |

³ Agricultural land is classified into five grades, with grade one being of the best quality. High quality agricultural land is a finite resource, in that it is difficult if not impossible to replace it.

| | Key Objectives/Sub-Objectives | Site Selection Criteria (criteria reference) | Links to SAM |
|------------------|---|---|--------------------------|
| | the loss of the highest grades (i.e. grade 2) | <p>More than 10 ha of Grade 1 or 2 agricultural land affected.</p> <p>Up to 10ha of Grade 1 / 2 land affected.</p> <p>Grade 3 land affected</p> <p>No overlap with agricultural land</p> | |
| 9.2 | Reduce the risk of land contamination Remediate contaminated land | <p>Criteria 9b</p> <p>Development is not located on or adjacent to land that is likely to be contaminated.</p> <p>Development has the potential to be affected by contamination due to the site being adjacent to a contaminated site</p> <p>Development is located on or adjacent to land that is highly likely to be contaminated, but this can be mitigated.</p> <p>Development located on land that is highly likely to be contaminated, and cannot be remediated.</p> | Covered by criteria 3.22 |
| 9.3 | Minimise the loss of green field land and maximise the use of Brownfield land: | <p>Criteria 9c</p> <p>Site is on PDL and buildings within the settlement</p> <p>Site is on greenfield land (or a mixture of PDL and greenfield land) within the settlement.or an extensions to settlement on PDL</p> <p>Sites that are a mixture of PDL and/or greenfield land outside settlement boundaries.</p> <p>Extensions to settlements on greenfield land, or sites outside of settlements.</p> | Covered by criteria 3.7 |
| 9.4 | Maximise densities | No criteria proposed | N/A |
| 9.5 | Safeguarding Minerals | <p>Criteria 9d</p> <p>Site is not within a mineral safeguarding area.</p> <p>Site within a location where potentially viable mineral deposits could be worked in the future (MSA)</p> <p>Site falls within an area of search, preferred area, or specific site with planning permission for mineral extraction, and pre-extraction is not possible (or possible later)</p> | Covered by criteria 3.23 |
| Landscape | | | |
| 10 | Protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment. | | |
| 10.1 | Protect and enhance the character, quality and diversity of the Selby's landscapes and townscapes through appropriate design and layout of new development, including the preservation of important open space between settlements. | <p>Impact on sensitive land parcels/ landscapes;</p> <ul style="list-style-type: none"> National character areas Local character areas Local landscape designations/ areas of known sensitivity <p>Criteria 10a</p> <p>(++) Low sensitivity</p> | Covered by criteria 3.19 |

| | Key Objectives/Sub-Objectives | Site Selection Criteria (criteria reference) | Links to SAM |
|-----------------------------------|--|---|--|
| | | (+) Low-Moderate sensitivity (0) Moderate Sensitivity (-) Moderate-High Sensitivity (--) High Sensitivity | |
| Population and Communities | | | |
| 11 | Support good access to existing and planned community infrastructure, including green infrastructure. | | |
| 11.1 | Promote accessibility and availability to leisure, health and community facilities for new and existing residents and promote an active lifestyle? | <p>Criteria 11a</p> <p>Proximity to Primary school</p> <p>More than 1200m Within than 1200m Within 800m Within 400m Within 200m</p> <p>Criteria 11b</p> <p>Secondary school</p> <p>Within 400m Within 800m Within 1200m Within 3km More than 3km</p> | Covered in broad accessibility measure which takes consideration of this as one contributing factor- criteria 3.1 |
| 11.2 | Improve perceptions of safety and fear of crime and to help remove barriers to activities and reduce social isolation.? | No criteria identified. Crime can be designed out, and is not site dependent. | N/A |
| 11.3 | Provide and enhance community access to green infrastructure in accordance with Accessible Natural Greenspace Standards? | <p>Criteria 11c</p> <p>Designated green space / open space</p> <p>Provision of new green space likely due to scale of site</p> <p>Access to sufficient natural greenspace within 200m Access to sufficient natural greenspace within 400m No access to natural greenspace within 400m</p> | Covered in broad accessibility measure which takes consideration of this as one contributing factor- criteria 3.1. also covered in criteria 3.24 |
| | Amenity | <p>Criteria 11d</p> <p>(+) Proposed development replaces an existing use which is creating a negative impact on amenity. (0) Site within or adjacent to compatible uses (-) Site within incompatible area, however significant impacts can be mitigated (--) Site within incompatible area, and significant impact cannot be mitigated</p> | Covered in criteria 3.20 |
| Transport | | | |

| | Key Objectives/Sub-Objectives | Site Selection Criteria (criteria reference) | Links to SAM |
|------------------------------------|---|---|---|
| 12 | Support the provision of transport infrastructure to meet local population change whilst helping to reduce congestion and travel times. Support more sustainable and active modes of transport | | |
| 12.1 | Help provide transport infrastructure to meet local population and demographic change whilst helping to reduce congestion and travel times. | Criteria 12a Proximity to Bus stop or Train station Within 200m Within 400m Within 800m Within 1200m More than 1200m Criteria 12b Proximity to Cycle routes | Covered in broad accessibility measure which takes consideration of this but could be better represented factor- criteria 3.1 |
| 12.2 | Promote infrastructure that maximises accessibility for all and connects new housing developments to the public realm, including key services. | Within 200m Within 200-400m Within 400m More than 400m | |
| 12.3 | Maximise the potential of the District's sustainable transport network by seeking opportunities to connect new development with new and existing services and facilities via sustainable modes of travel. | | |
| Water Quality and Resources | | | |
| 13 | Conserve water resources and protect/ enhance the quality of water bodies in the District. | | |
| 13.1 | Promote sustainable forms of development which minimises pressure on water resources, water consumption | No criteria established as sustainable design can be achieved regardless of site location. | N/A |
| 13.2 | Provide sufficient water /wastewater treatment capacity to handle additional flows from new development. | Would require input from utilities provider to comment whether scale of growth in a particular location could be accommodated or if upgrades necessary. Presumption is made that all sites could be made acceptable through connection or upgrades and therefore no criteria established. | N/A |
| 13.3 | Help maintain and enhance water quality in area by minimising wastewater (domestic, agricultural and industrial) discharges into local water bodies. | Criteria 13a Groundwater Source Protection Zones (SPZ) (+) Site not within a Ground Water Protection Zone (0) Site in groundwater protection zone 3 (-) Site in groundwater protection zone 2 (--) Site in groundwater protection zone 1 | Covered by criteria 3.21 |
| 13.4 | Ensure there is no further deterioration in water quality within already polluted water bodies, particularly those | | |

| | Key Objectives/Sub-Objectives | Site Selection Criteria (criteria reference) | Links to SAM |
|--|--|--|--------------|
| | currently classed as being Bad status. | | |

Appendix C: Full Site Assessment Scores

Individual site profiles and the excel spreadsheet of all the assessments can be seen at the [Selby New Local Plan webpage](#).

Appendix D: Further Site Assessment Explanations

Seen at the [Selby New Local Plan webpage](#). This appendix aims to provide further clarification on the data sources used and further explanation of the decision-making process. This has been done for the following assessment questions:

3.1: Accessibility to services and employment – sites with an element of housing use only

3.2: Accessibility to services and workforce – sites with an element of employment use only

Appendix D details the distances of sites to various services, scores these distances based on ranges and then averages these scores seen in the final answer to questions 3.1 and 3.2.