



Selby Local Plan

Authority Monitoring Report

For Monitoring Period 1 April 2024 to 31 March 2025

Contents

1. Executive Summary	3
Summary	3
Summary of Core Strategy Indicators	5
2. Introduction.....	15
Structure of the AMR	15
Current Development Plan	16
Former Selby District Area Context	16
The Place	16
The People	17
The Economy	17
Planning for the Community	17
Planning Performance	19
Nationally Significant Infrastructure Projects (NSIPs)	20
White Rose Forest Partnership	21
3. Spatial Development Strategy.....	22
Spatial Development Strategy and Housing Land Supply	22
Housing development.....	23
Housing development by Location.....	27
4 Creating Sustainable Communities	31
Completed dwellings by number of bedrooms and dwelling type	31
Affordable Housing	32
100% Affordable housing schemes and Rural Exception Sites	36
Gypsies, Travellers and Travelling Showpersons	37
5 Promoting Economic Prosperity.....	38
Employment Land	39
Town Centres	46
Recreation, Tourism and Leisure.....	49
6 Improving the Quality of Life	54
Environment Agency flood risk objection	54
Renewable Energy	55

1. Executive Summary

- 1.1 This Authority Monitoring Report (AMR) monitors the period 1 April 2024 – 31 March 2025, using the indicators set out in the Selby District Core Strategy Local Plan (2013) (Figure 13 – Core Strategy Performance Indicators). Further details can be found online at:
<https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-development-plan/selby-core-strategy-2013/selby-district-core-strategy-local-plan>
- 1.2 This report covers a range of topic areas to provide a picture of the social, environmental and economic geography of former Selby district Local Planning Authority Area.
- 1.3 As explained in the 2023-2024 North Yorkshire AMR, the indicators reported for each former local authority were reviewed and reduced. The Selby Local Plan indicators which have been amended or removed are set out in a table in Appendix A of the 23-24 North Yorkshire AMR, found here:
<https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/authority-monitoring-reports>

Summary

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







Spatial Development Strategy
Good progress is being made in supplying enough homes for the former Selby district area with 192 net completions in 2024/25. The new dwellings are being well spread around the former Selby district area with large developments in the majority of the biggest towns and villages.
Creating Sustainable Communities
There have been a large number of affordable dwellings completed in the former Selby district area, although this is below the overall target of up to 40%. The

housing mix is also not quite in line with the target with less Intermediate and Social Rented housing delivered. The Housing and Economic Development Needs Assessment (HEDNA) 2020 set out the housing mix need for the former Selby district area and this target was not met in 24/25.



Promoting Economic Prosperity








There has been a 1.2ha increase in employment land in 2024/25











Summary of Core Strategy Indicators





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






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





Indicator Number	Indicator	Status	Trend Change	Notes
1	Proportion of new development in Selby, Sherburn In Elmet and Tadcaster			52.6% of completions within Selby/Sherburn in Elmet/Tadcaster in 2024/25.



Indicator Number	Indicator	Status	Trend Change	Notes
2	Proportion on previously developed land			In 2024/25, 31.3% of completions were on brownfield land.
3	Scale and Type of new development in Green Belt			There have been no new developments in the Green Belt in 2024/25
4	Overall completions			There have been 192 net completions in 2024/25.
5	Amount of new development completed by location			Sherburn in Elmet and the Designated Service Villages have made good progress on reaching their minimum targets. More needs to be built in Tadcaster and Selby.
6	Modal split of those accessing the Olympia Park site	N/A	N/A	No data available. This is as a result of no action regarding this indicator since the adoption of the Core Strategy Local Plan in 2013.
7	Number of dwellings with planning permission			1,500 planning permissions in the former Selby district area at 31 March 2025.
8	Amount of new development approved by location			A large number of permissions have been granted in the Designated Service Villages, though Selby and Tadcaster have not seen many permissions.

Indicator Number	Indicator	Status	Trend Change	Notes
9	Completed new dwellings by number of bedrooms and dwelling type			55.2% of dwellings were 2/3 bed in 2024/25, which is on target with the HEDNA target of 65-85%.
10	Level of affordable housing approved and completed			20.2% of total homes built in 2024/25 were affordable. Overall 27.9% of dwellings have been affordable since 2011.
11	Proportion of affordable homes by tenure			In 2024/25, 30.8% were affordable rent, 48.7% were affordable ownership and 20.5% were intermediate ownership.
12	Range of dwelling types			55.2% of dwellings were 2/3 bed in 2024/25, which is on target with the HEDNA target of 65-85%.
13	Committed sums collected and spent on affordable homes	N/A	N/A	These figures are available to view in the Infrastructure Funding Statement (IFS) published by the Council.
14	No. of dwellings in 100% affordable housing schemes or Rural Exception Sites with			There have been 6 dwellings completed on 100% affordable schemes in 2024/25. Work is on-going to identify the need for further rural exception sites.



Indicator Number	Indicator	Status	Trend Change	Notes
	permission/completed			
15	No. of pitches with permission/completed for Gypsies & Travellers			There have been no consents for Gypsy and Traveller pitches in 2024/25.
16	No. of new 'quarters' with permission/completed for Travelling Showpersons			No identified need for travelling showpeople in the former Selby district area.
17	Access to community services / facilities including health care and ROS / green infrastructure within Parishes	N/A	N/A	These figures are available to view in the Infrastructure Funding Statement (IFS) published by the Council.
18	Commutated sums collected for and spent to provide ROS and other community facilities	N/A	N/A	These figures are available to view in the Infrastructure Funding Statement (IFS) published by the Council.
19	No. of Travel Plans secured through the planning process	N/A	N/A	This indicator is not considered to provide information that is useful to the implementation of policies in

Indicator Number	Indicator	Status	Trend Change	Notes
				the Selby Local Plan or to inform the writing of new policies in the North Yorkshire Local Plan. Travel Plans secured through the planning process are available to view via Public Access.
20	Supply of land developed for employment by use class and location			1.2 net ha of employment floorspace approved in 2024-25.
21	Net losses and gains of employment floor space on existing employment sites / SDLP allocations			237,733.65 net gain in employment floor space in 2024-25.
22	Additional recreation and leisure uses			10,797.4 m2 net gain of floorspace in 2024/25.
23	Achieve growth in number of jobs within the former Selby district area.	N/A	N/A	This indicator is not considered to provide information that is useful to the implementation of policies in the Selby Local Plan or to inform the writing of new policies in the North Yorkshire Local Plan. Data is available to

Indicator Number	Indicator	Status	Trend Change	Notes
				view on the NOMIS website here: NOMIS
24	New recreation and tourism activity in rural areas			0 ha increase in rural recreation and tourism space in 2024-25.
25	Results of the SHMA	N/A	N/A	HEDNA was produce in October 2020. Available to view here . A new HEDNA will be produced as part of the new North Yorkshire Local Plan .
26	Permissions/completions of floor space for town centre uses			505.25 m2 net gain of retail floorspace in defined town centres in 2024-25.
27	Town centre health checks	N/A	N/A	A Town Centre Check was last undertaken in September/ October 2018. Report is available to view here: Town Centre, Retail and Leisure Study
28	Parish services survey	N/A	N/A	The Parish Services Audit was last undertaken in the financial year of 2022/2023. The Survey is available to view here: Parish Services Audit A new survey of settlements will be produced as part of the

Indicator Number	Indicator	Status	Trend Change	Notes
				production of the new North Yorkshire Local Plan.
29	Gains and losses in service and facilities in villages	N/A	N/A	The Parish Services Audit was last undertaken in the financial year of 2022/2023. The Survey is available to view here: Parish Services Audit A new survey of settlements will be produced as part of the production of the new North Yorkshire Local Plan.
30	Reducing travel by private car	N/A	N/A	No data available for 24/25. Indicator is no longer measurable.
31	Increasing walking cycling and use of public transport	N/A	N/A	No data available for 24/25. Indicator is no longer measurable.
32	Permission granted contrary to outstanding Environment Agency flood risk objection			No applications were granted contrary to Environment Agency flood risk objections in 2024/25.
33	% of development incorporating SuDS	N/A	N/A	No data available for 2024/25. Indicator requires further development.
34	% of residential and non-residential	N/A	N/A	No data available for 2024/25. Indicator requires further development.

Indicator Number	Indicator	Status	Trend Change	Notes
	schemes meeting minimum requirement for renewable energy sources			
35	No. of strategic development sites and other designated allocations using the following technologies for the majority of their needs: <ul style="list-style-type: none"> • local biomass • energy from waste • combined heat and power schemes, and • community heating projects 	N/A	N/A	No data available for 2024/25. Indicator requires further development.
36	No. of houses built to 'Code for Sustainable Homes' standards	N/A	N/A	The 'Code for Sustainable Homes' standard has become outdated following government reviews of technical housing standards and is not now monitored.

Indicator Number	Indicator	Status	Trend Change	Notes
37	No. of non-residential developments built to BREEAM standards	N/A	N/A	No data available for 2024/25. Indicator requires further development.
38	Permitted stand-alone renewable schemes (MW) that are installed and grid connected			50MW approved in 2024/25. 584.94 MW approved since 2011.
39	Permitted 'micro-generation' schemes – not grid connected	N/A	N/A	No data available for 2024/25. Changes to Permitted Development relating to small scale energy generation schemes will make this indicator difficult to measure.
40	Safeguarding protected historic and natural sites	N/A	N/A	Data is no longer available for the Selby area only. Information is available to view here: Heritage Gateway
41	Amount of Green Infrastructure	N/A	N/A	No data available for 2024/25. Indicator requires further development.
42	Numbers of heritage assets and assets at risk	N/A	N/A	The last Heritage at Risk register for the Selby area was published in October 2023 and can be viewed here: https://historicengland.org.uk/advice/heritage-at-risk/ . Data is

Indicator Number	Indicator	Status	Trend Change	Notes
				no longer available for the Selby area only.
43	Supporting the creation and restoration of habitats	N/A	N/A	No data available for 2024/25. Indicator requires further development.
44	No. of homes built to nationally recognised design benchmarks	N/A	N/A	No data available for 2024/25. Indicator requires further development.

2. Introduction

The Authority Monitoring Report

- 2.1 Monitoring has an essential role in policy development. The requirement to publish an Annual Monitoring Report was set out in the Planning and Compulsory Purchase Act 2004 in order to outline the implementation of the Local Development Scheme and the extent to which the policies are achieving the plan's objectives.
- 2.2 The Localism Act (2011) removed the requirement for local planning authorities to submit an Annual Monitoring Report to the Secretary of State. However, councils are still required to prepare reports, now known as 'authority' monitoring reports. The Act requires councils to publish this information direct to the public in the interests of transparency.
- 2.3 This Authority Monitoring Report (AMR) monitors the period 1 April 2024 – 31 March 2025, using the indicators set out in the Selby District Core Strategy Local Plan (Figure 13 – Core Strategy Performance Indicators), adopted on 22 October 2013.
- 2.4 Figures provided refer to the monitoring year 1 April 2024 – 31 March 2025, unless stated otherwise.
- 2.5 Monitoring in this way enables the Council to assess:
- whether the Council is meeting the timescales and milestones in the Local Development Scheme;
 - the extent to which policy objectives are being achieved;
 - whether any policies need to be replaced to meet sustainable development objectives, and
 - what action needs to be taken if policies need to be replaced.

Structure of the AMR

- 2.6 Figure 13 of the Core Strategy provides a set of performance indicators along with targets that are intended to monitor how successfully the Core Strategy policies are being implemented. The AMR reports on the progress made against the 44 indicators set out in the Core Strategy.

Current Development Plan

- 2.7 The Council is preparing a suite of Local Plan documents required under the Planning and Compulsory Purchase Act 2004¹ and Localism Act 2011, which will form part of the new Local Plan (formerly known as the Local Development Framework).
- 2.8 The current development plan for the former Selby district area comprises:
- The adopted Selby District Core Strategy Local Plan 2013;
 - 'saved' policies in the Selby District Local Plan (adopted 2005 and saved by direction of the Secretary of State 2008) and which are not specifically replaced by policies in the Selby District Core Strategy Local Plan, 2013;
 - Adopted Neighbourhood Plans (Appleton Roebuck and Acaster Selby Neighbourhood Development Plan, Church Fenton Neighbourhood Development Plan, and the Escrick Neighbourhood Development Plan)
 - Minerals and Waste Joint Plan, and
 - East Inshore and East Offshore Marine Plan (2014)
- 2.9 The Council's Local Development Scheme for the period 2025-2030 came into effect on 18 March 2025 by resolution of the Council. The scheme identified the timescales for the new comprehensive Local Plan document the Council would progress over the next five years.

Former Selby District Area Context

The Place

- 2.10 The former Selby district is a mainly rural area at the southern point of North Yorkshire. According to the Office for National Statistics it has a mid-2021 population estimate of 91,988², with the largest populations in the three market towns (Selby, Tadcaster and Sherburn-in-Elmet). It is the most industrial area of North Yorkshire with key industries being power generation, glass manufacturing and brewing.

¹ Defined in Section 38 of the Act as amended

² Office for National Statistics Mid-2021 Population Estimates

- 2.11 The former Selby district is well connected with the M62 to the south, A64 to the north and the A1 to the West. It benefits from direct train service to London, Leeds, York, Hull and Doncaster. As such 21,055 residents in employment commute out of the District for work.³

The People

- 2.12 The percentage of pupils achieving grade 9-4 in English and Maths in the former Selby district area was 40.3% this is below the national average of 65.4% for the academic year 2023/24⁴. The academic year 23/24 is the last record available. Overall according to OFSTED the majority of primary and secondary education is 'Good'⁵.
- 2.13 48.1% of Selby residents have a qualification equivalent to an undergraduate degree or higher compared to 47.2% in Great Britain⁶. 57.8% of Selby district residents are either: Managers, Directors and Senior Officials; Professional Occupations; or Associate Professional Occupations.

The Economy

- 2.14 The largest industry sector in Selby (2023) was manufacturing which accounted for 19.4% of jobs in Selby. Other notable sectors are Professional, Scientific and Technical Activities at 12.5% of the population and Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles which accounts for 11.1% of jobs in Selby district⁷.

Planning for the Community

- 2.15 The Corporate Plan (North Yorkshire Council: Our plan for the future of North Yorkshire) sets out big ambitions for the area. The Corporate plan includes four pillars of locality working which will be at the heart of everything we do:

Local services and access:

- Locally based and integrated council, partner and community services

[3 HENDA 2020](#)

[4 LG Inform](#)

[5 OFSTED](#)

[6 Nomis](#)

[7 Nomis](#)

Local accountability

- 6 area committees to oversee and champion local areas, strengthen local relationships, make important decisions locally and hold the council to account.

Local action

- Community Partnerships, bringing together local Councillors, public sector agencies, communities and businesses to get things done in their local area.

Local empowerment

- Devolution of services and assets to town and parish councils and community groups where they want to take these on and have the capacity to do so.

2.16 North Yorkshire Council want to build on North Yorkshire's natural capital, strong local economy and resilient communities, to improve the way local services are delivered and support a good quality of life for all. The plan is based around five key themes, each theme has a number of ambition and priorities:

Place and Environment

- A clean, environmentally sustainable and attractive place to live, work and visit.
- A well connected and planned place with good transport links and digital connectivity.
- Communities are supported and work together to improve their local area.
- Good quality, affordable and sustainable housing that meets the needs of our communities.

Economy

- Economically sustainable growth that enables people and places to prosper
- Culture, heritage, arts and sustainable tourism all play their part in the economic growth of the county.

- New and existing businesses can thrive and grow.
- North Yorkshire has a high profile, is influenced nationally and receives its fair share of resources.

Health and Wellbeing

- People are supported to have a good quality of life and enjoy active and healthy lifestyles.
- Reduced variations in health through tackling the root causes of inequality.

People

- People are free from harm and feel safe and protected.
- People can achieve their full potential through lifelong education and learning.
- People are better supported, by strengthening families or other appropriate networks.
- In times of hardship, support is provided to those that need it most.

Organisation

- Good quality, value for money services that are customer focused and accessible to all.
- A well-led and managed, financially sustainable and forward-thinking council.
- A carbon neutral council.
- One council, where colleagues work together to achieve our ambitions and support each other.

Planning Performance

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

- A major application includes residential developments of 10 or more dwellings (or a site 0.5 hectares or more) or where the floor space being constructed is 1,000 square metres or more, or for a site area of 1 hectare or more.

- A minor application is a small application, which does not fall into the category of 'Other Applications' for example residential developments of 1-9 dwellings (or a site less than 0.5 hectares).
- 2.18 'Other applications' include many different applications for example householder applications, certificates of lawfulness for more information see our Statement of Community Involvement (SCI) [here](#).
- 2.19 In 2024/25 Selby received 32 major, 167 minor applications, 395 applications for other development and 562 non-major applications. Of these, 87.5% of major applications were determined on time, 78.4% of minor applications were determined on time, 89.1% of other applications were determined on time, and 85.9% of non-major applications (Combination of Minor and Other Applications) were determined on time. Which are above the government targets as set out in Table 2.1.

Table 2.1- Planning applications decided (1 April 2024 - 31 March 2025)

Type of Application	Number Decided	Number within time	%	Government target
	23/24	23/24	23/24	
Major	32	28	87.5	60%
Minor	167	131	78.4	70%
Other	395	352	89.1	70%
Non-Major*	562	483	85.9	70%

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

Nationally Significant Infrastructure Projects (NSIPs)

- 2.20 Nationally Significant Infrastructure Projects are projects that meet certain national thresholds. NSIPs are determined by the Planning Inspectorate, not the council. The key stages in the process for determining such applications are explained on the National Infrastructure Planning website:
<https://infrastructure.planninginspectorate.gov.uk/>
- 2.21 This process requires the developer to carry out extensive consultation on their proposals before submitting an application to the Planning Inspectorate. As well as inviting the Council to comment upon the proposals, the developer must ask the council to comment on the adequacy of the developer's

consultation arrangements as set out in their 'Statement of Community Consultation'.

2.22 The Nationally Significant Infrastructure projects that the Council has been involved with during 2024-25 are:

- Drax Bio-energy with carbon capture and storage project
 - Pre-Application was from December 2020 to May 2022. The application was submitted in May 2022, and the Examination commenced in January 2023. Development consent was granted by the Secretary of State for Energy Security and Net Zero on 16 January 2024.
- Yorkshire Green
 - Pre-application was from December 2020 to November 2022. The application was submitted in November 2022, and the Examination commenced in March 2023. Development consent was granted by the Secretary of State for Energy Security and Net Zero on 14 March 2024.
- Humber Low Carbon Pipelines
 - The Pre-Application began in October 2021. The project is set to undergo public consultation commencing summer 2024. The Planning Inspectorate published a Scoping Opinion for the project in February of 2025.
- Helios Renewable Energy
 - The Pre-Application began in February 2022. The application was submitted in October 2023. Examination commenced in March 2025 set to close in June 2025.
- East Yorkshire Solar Farm
 - The pre-application began in June 2022. The application was submitted to East Riding of Yorkshire Council in November 2023. Examination ran from May 2024 until February 2025.

White Rose Forest Partnership

2.23 The White Rose Forest Partnership sits within the wider ['Northern Forest'](#) project, and is the community forest for North and West Yorkshire, working in partnership with local authorities, landowners, businesses and communities to increase woodland across the region and improve our natural environment.

- 2.24 Through the partnership the aim is to plant millions of trees in our urban centres and countryside that will help manage flood risk, mitigate the impact of climate change, create jobs and provide happier and healthier places for us all to live, work in and enjoy.
- 2.25 The vision is to create a genuinely sustainable and well wooded landscape in North and West Yorkshire which will benefit local people, the economy and wildlife. For further updates on “White Rose Forest” Partnership see [here](#).

3. Spatial Development Strategy

Spatial Development Strategy and Housing Land Supply

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

Housing development

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
1	Proportion of new development with planning permission / completed in Selby, Sherburn In Elmet and Tadcaster	SP2 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	At least 69% of all development within Selby, Sherburn in Elmet and Tadcaster.	52.6% of completions within Selby/Sherburn in Elmet/Tadcaster in 2024/25.
2	Proportion on previously developed land (PDL)	SP2 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	Concentrating on reusing PDL.	In 2024/25, 31.3% of completions were on brownfield land.
3	Scale and Type of new development in Green Belt	SP3 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	No new development on green belt land.	There have been no permissions on green belt land in 24/25
4	Overall completions	SP5 / SP7	1, 3, 4, 5, 6, 7, 8 and 14	450 (net) dwellings completed per annum.	There have been 192 net completions in 2024/25.

3.4 Indicator 1 measures the effects of Policy SP2 and SP4 in directing development to the most sustainable settlements. The Core Strategy considers Selby, Sherburn in Elmet and Tadcaster to be the most sustainable settlements on account of their population, access to services and existing infrastructure. The target is for 69% of new development to take place within these 3 settlements.

3.5 Indicator 2 measures the effects of Policy SP2 and SP4 at directing development towards previously developed land where possible, rather than undeveloped greenfield sites. Brownfield development is considered to be more sustainable as it tends to be located in urban centres with access to existing services and infrastructure.

- 3.6 Indicator 3 measures the effects of Policy SP3 and SP4 at identifying the type and scale of new development in the Green Belt. In the monitoring period there have been no changes to the Green Belt.
- 3.7 Indicator 4 measures the overall net completions against the housing requirement which is established within the adopted Core Strategy. The Core Strategy sets the annual housing target at a minimum of 450 dwellings per annum between 2011 and 2027 to provide a minimum of 7200 dwellings.

Table 3.1 – Net housing completions in former Selby district area (1 April 2024 - 31 March 2025)

Settlement	Monitoring Period	Completions					
		Total	%	Brownfield	%	Greenfield	%
Selby	24-25	70	36.5	17	24.3	53	75.7
Sherburn in Elmet	24-25	30	15.6	0	0	30	100
Tadcaster	24-25	1	0.5	0	0	1	100
Designated Service Villages	24-25	82	42.7	40	48.8	42	51.2
Secondary Villages	24-25	8	4.2	3	37.5	5	62.5
Countryside	24-25	1	0.5	0	0	1	100
Former Selby district area	24-25	192	-	60	31.3	132	68.7

Source: North Yorkshire Council (Selby area) data.

- 3.8 As indicated by table 3.1 above, the minimum annual housing target for completions has been missed in the monitoring year 24/54. The former Selby district area continues to be an attractive location for developers with high levels of planning permissions over the past year indicating this downward trend is not likely to continue.
- 3.9 Table 3.2 below, shows the net housing completions for the Core Strategy Local Plan period which highlights a significant proportion of development has been undertaken with 5,844 homes completed.

Table 3.2 – Net housing completions in former Selby district area (1 April 2011 - 31 March 2025)

Settlement	Monitoring Period	Completions					
		Total	%	Brownfield	%	Greenfield	%
Selby	11-25	1372	23.5	241	17.6	1131	82.4
Sherburn in Elmet	11-25	1177	20.1	22	1.9	1155	98.1
Tadcaster	11-25	33	0.6	13	39.4	20	60.6
Designated Service Villages	11-25	2722	46.6	634	23.3	2088	76.7
Secondary Villages	11-25	504	8.6	153	30.4	351	69.6
Countryside	11-25	36	0.6	21	58.3	15	41.7
Former Selby district area	11-25	5844	-	1084	18.5	4760	81.5

Source: North Yorkshire Council (Selby area) data

Table 3.3 – Gross number of dwellings with Planning Permission in former Selby district area as at 31/03/2025

Settlement	Total	%	Brownfield	%	Greenfield	%
Selby	296	19.7	77	26	219	74
Sherburn in Elmet	143	9.5	0	0	143	100
Tadcaster	12	0.8	12	100	0	0
Designated Service Villages	882	58.8	177	20.1	705	79.9
Secondary Villages	150	10	59	39.3	91	60.7
Countryside	17	1.2	12	70.6	5	29.4
Former Selby district area	1500	-	337	22.5	1163	77.5

Source: North Yorkshire Council (Selby area) data

3.10 The percentage of dwellings with permission, as at 31 March 2025, was 30% across Selby, Tadcaster and Sherburn in Elmet, this is 39% below the 69% target in the Core Strategy. This percentage is expected to rise when sites are allocated in Local Plan documents.

- 3.11 In 2024/25, 31.3% of housing completions were on brownfield land. Since 2011 a total proportion of 18.5% of completed dwellings has occurred on brownfield sites with 81.5% on greenfield sites. Typically developing brownfield sites is a more complex process and as such a number of large brownfield sites including the former Rigid Paper site within Selby Town remain undeveloped despite previously having outline permission for residential development. The Council is committed to delivering brownfield sites by working with the landowners to overcome deliverability and viability issues.
- 3.12 The Council maintains a Brownfield Register of previously developed sites. The register aims to help housebuilders identify suitable sites quickly, speeding up the construction of new homes. It also allows communities to draw attention to local sites for listing; including derelict buildings and eyesores that are primed for redevelopment and that could attract investment to the area.
- 3.13 There are currently 47 sites on the brownfield register potentially providing land for 4,243 homes. Currently 10 of these sites have planning permission, totalling 13.01 hectares and 406 estimated homes.
- 3.14 The register can be viewed on our website here:
<https://www.northyorks.gov.uk/planning-and-conservation/brownfield-land-registers>
 This provides greater details including maps of the sites. The register was last updated in 2019.

Table 3.4 – Brownfield Register sites

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

Source: North Yorkshire Council (Selby area) data.

Housing development by Location

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

3.15 Indicator 5 measures the spread of development by location based on the minimum targets for Selby, Sherburn in Elmet, Tadcaster and the Designated Service Village's as set out in Core Strategy Policy SP5. Table 3.5 provides a breakdown of development against the targets and Table 3.6 breaks down the individual Designated Service Village's.

Table 3.5 – Development distribution to date across the settlement hierarchy over the Core Strategy period (1 April 2011- 31 March 2025)

CS SP5 Settlement	Completions 2011-2025	Permissions at 31 March 2025	Total Commitments	SP5 Requirement 2011-2027	Dwellings needed to 2027
Selby	1372	296	1668	3,700	2,032
Sherburn in Elmet	1177	143	1320	790	0
Tadcaster	33	12	45	500	455
Designated Service Villages (DSVs)	2722	882	3604	2,000	0
Secondary Villages	504	150	654	-	-
Countryside	36	17	53	-	-
Total	5,844	1,500	7,344	6,990	2,487

Source: North Yorkshire Council (Selby area) data

Table 3.6 – Development distribution in Designated Service over the Core Strategy period (1 April 2011- 31 March 2025)

Designated Service Villages (DSVs)	Completions 2011-2025	Permissions at 31 March 2025	Total Commitments	SP5 Requirement 2011-2027	Dwellings needed to 2027
Appleton Roebuck	26	3	27	-	-
Barlby/ Osgodby	338	7	344	-	-
Brayton	255	103	255	-	-
Byram/ Brotherton	78	13	91	-	-
Carlton	192	241	233	-	-
Cawood	48	18	64	-	-
Church Fenton	64	56	120	-	-
Eggborough/ Whitley	319	151	479	-	-
Escrick	13	12	13	-	-
Hambleton	180	159	205	-	-
Hemingbrough	32	5	35	-	-
Kellington	9	6	14	-	-
Monk Fryston/Hillam	33	10	47	-	-
North Duffield	50	17	55	-	-
Riccall	125	4	128	-	-
South Milford	212	31	230	-	-
Thorpe Willoughby	523	6	529	-	-
Ulleskelf	225	40	260	-	-
Designated Service Villages (DSVs)	2,722	882	3,604	2,000	0

Source: North Yorkshire Council (Selby area) Data.

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

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

- 3.17 As of 31 March 2025, there were 1,500 houses with planning permission within the former Selby district area, of which 296 were within Selby Town, 143 within Sherburn in Elmet and 12 within Tadcaster. The high number of homes granted permission in Sherburn in Elmet and in the Designated Service Villages is largely as a result of applications being approved when the Authority did not have a five year housing land supply between December 2016 and July 2017.
- 3.18 The Council's most recent 5 year housing land supply at 31 March 2025 is available to view on our website: <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/authority-monitoring-reports>

4 Creating Sustainable Communities

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

Completed dwellings by number of bedrooms and dwelling type

Indicator Number	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
9 & 12	Completed new dwellings by number of bedrooms and dwelling type.	SP8	5	To match housing mix requirements in SHMA or latest housing market assessment/needs survey.	55.2% of dwellings were 2/3 bed in 2024/25, which is on target with the HEDNA target of 65-85%.

- 4.4 Indicator 9 measures the effects of Policy SP8 at providing an appropriate housing mix as identified in the 2020 Housing and Economic Development Needs Assessment (HEDNA)
- 4.5 The 2020 HEDNA found that 50 - 70% of market housing need is for mid-market 2 and 3 bedroom homes. There is also a strong demand for bungalows from older households.

4.6 Table 4.1 details the breakdown of market housing completions by bedrooms for 2011-2025. It is apparent that a large amount of newly built dwellings in the former Selby district area are 4+ bedroom homes, this is likely due to the increased profitability of larger family homes. Overall, 55.2% of completions were 2 and 3 bedroom dwellings in 2024/25. This is on target with the HEDNA 2020 which assessed the overall need for 2 and 3 bedroom dwellings to be 65-85% of overall new market homes.

Table 4.1 – Net Housing Completions by Bedroom Number (1 April 2011- 31 March 2025)

Year	1 Bed		2 Bed		3 Bed		4+ Bed		Total
	Homes	%	Homes	%	Homes	%	Homes	%	Homes
2011/12	9	3.2	62	22.1	78	27.8	132	47	281
2012/13	3	1.9	30	19.4	62	39.4	61	39.4	156
2013/14	7	2.2	58	18.5	168	53.5	81	25.8	314
2014/15	15	3.4	121	27.8	158	36.2	142	32.6	436
2015/16	19	3.8	83	16.6	190	37.9	209	41.7	501
2016/17	9	1.6	130	23	180	31.9	245	43.5	564
2017/18	24	3.9	119	19.5	225	36.9	242	39.7	610
2018/19	7	1.1	117	18.8	248	40.3	248	39.8	620
2019/20	2	0.4	108	22	214	43.5	168	34.1	492
2020/21	2	0.4	101	19.3	203	38.8	219	41.5	525
2021/22	13	2.9	96	21.1	158	34.7	188	41.3	455
2022/23	15	3.3	90	20.1	151	33.7	192	42.9	448
2023/24	7	2.8	81	32.4	88	35.2	74	29.6	250
2024/25	9	4.7	49	25.5	57	29.7	77	40.1	192
2011-2025	141	2.4	1245	21.3	2181	37.3	2277	39	5844

Source: North Yorkshire Council (Selby area) data.

Affordable Housing

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
10	Level of affordable housing	SP9	2,3 and 5	Meet overall target for affordable housing provision	20.2% of total homes built in 2024/25 were affordable. Overall

	approved and completed.			of up to 40%, from all sources (unless viability case proven).	27.9% of dwellings have been affordable since 2011.
11	Proportion of affordable homes by tenure.	SP9	2,3 and 5	To broadly achieve a tenure mix of 30-50% for intermediate housing and 50-70% for social renting, through new affordable housing or in line with up to date evidence.	In 2024/25, 30.8% were affordable rent, 48.7% were affordable ownership and 20.5% were intermediate ownership.

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

4.8 Table 4.2 provides a breakdown of affordable housing over the last year. When measuring the percentages, only sites with permission for 11+ dwellings were used in the data for overall completions. This is because in December of 2014, the government brought in a change of planning policy which removed the ability to seek on-site affordable housing for residential developments that are not major development other than in designated rural areas. The percentages are therefore a more accurate representation of the amount of affordable housing achieved in the former Selby district area.

Table 4.2 – Affordable Housing Completions (1 April 2011- 31 March 2025)

Year	Affordable Gross Completions (11+ Dwellings)	Overall Gross Completions (11+ Dwellings)	% Affordable Completions
24/25	38	87	43.7%
11/25	1297	4,646	27.9%

Source: North Yorkshire Council (Selby area) data.

- 4.9 In 2024/25 the former Selby district area saw the completion of 39 (gross) affordable houses (total), which against a total of 193 (gross) total completions is a proportion of 20.2%. Overall, since 2011 there have been 1,384 affordable completions against a gross total of 5,845, which is a proportion of 23.7%.
- 4.10 This is below the target of up to 40% as set out in Policy SP9. However it should be noted that significant off site contributions have been agreed in lieu of on-site affordable housing from schemes where affordable demand was not demonstrated. These funds will be utilised by the Selby Housing Trust to deliver affordable homes elsewhere in the former Selby district area.
- 4.11 Indicator 11 measures the tenure mix of affordable housing which has a target mix of 30-50% intermediate and 50-70% social rented housing, as set out in Policy SP9.
- 4.12 Further evidence was produced in the 2020 HEDNA (Housing and Economic Development Needs Assessment), which indicated a need for 141 affordable homes per annum.
- 4.13 The demographic-led modelling presented in the 2020 HEDNA indicated that almost 50-70% of the need for affordable/ social rented housing is for 2 and 3 bed properties.
- 4.14 Table 4.3 details the breakdown of affordable housing completions by tenure. In 2024/25, 30.8% were affordable rent, 48.7% were affordable ownership and 20.5% were intermediate ownership.

Table 4.3 – Gross affordable housing completions split by tenure and bedrooms (1 April 2011 - 31 March 2025)

Tenure	Year	1 Bed	2 Bed	3 Bed	4 Bed +	Total
Affordable Rent	2024/25	-	6	6	-	12 (30.8%)
	2011/25	37	429	296	28	790 (57.1%)
First Homes/Ownership	2024/25	-	8	11	-	19 (48.7%)
	2011/25	-	29	57	-	86 (6.1%)
Intermediate	2024/25	-	1	5	2	8 (20.5%)
	2011/25	-	117	298	16	431 (31.2%)
	2024/25	-	-	-	-	0 (0%)

Tenure Not Specified/ Unknown	2011/25	-	31	32	14	77 (5.6%)
Total	2024/25	0 (0%)	15 (38.5%)	22 (56.4%)	2 (5.1%)	39
	2011/25	37 (2.7%)	606 (43.8%)	683 (49.3%)	58 (4.2%)	1384

Source: North Yorkshire Council (Selby area) data.

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

100% Affordable housing schemes and Rural Exception Sites

Indicator Number	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
14	No. of dwellings in 100% affordable housing schemes or appropriate mixed Rural Exception Sites with planning permission / completed within or adjoining Development Limits in rural villages.	SP10	2,3 and 5	To meet identified local needs in terms of numbers, sizes, types and tenure.	There have been 6 dwellings completed on 100% affordable schemes in 2024/25. Work is on-going to identify the need for further rural exception sites.

- 4.16 The Council has a rural housing exceptions site policy within the adopted Core Strategy Local Plan (Policy SP10 – Rural Housing Exceptions Sites).
- 4.17 Work has been continuing to identify local housing need, and a number of Parish Councils have entered or are in discussion around the completion of local parish Housing Needs Surveys.
- 4.18 There have been 6 completions on rural exception sites in the monitoring period 24/25.

Gypsies, Travellers and Travelling Showpersons

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
15	No. of pitches with planning permission / completed for Gypsies / Travellers	SP11	3, 4, 5, 6, 8, 9 and 17	To identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against the local needs assessment.	There were no consents granted for the provision of Gypsies, Travellers and Travelling Showpersons in 24/25.
16	No. of new 'quarters' with planning permission / completed for Travelling Showpersons	SP11	3, 4, 5, 6, 8, 9 and 17	To identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against the local needs assessment.	No identified need for travelling showpeople in the former Selby district area.

4.19 The latest Gypsy and Traveller Accommodation Assessment for the former Selby district area was undertaken in 2018 and identifies a need for 5 additional pitches over the plan period (until 2027).

4.20 There are currently 24 Local Authority managed pitches in the former Selby district area with sites at Carlton and Burn, along with a number of pitches on privately owned and managed sites in the district. During this monitoring period 1 April 2024 to 31 March 2025 there have been one consent granted for gypsy and traveller pitches in the former Selby district area.

5 Promoting Economic Prosperity

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

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

Employment Land

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
20	Supply of land developed for employment by use class and by location.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Planning permissions granted / completion of 37-52 ha of employment land uses.	1.2 net ha of employment floorspace approved in 2024-25. The plan period target of 37-52 hectares has been exceeded.
21	Net losses and gains of employment floor space on existing employment sites / SLP allocations.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	No net loss of existing employment floor space.	237,733.65m ² net gain in employment floor space in 2024/25.
25	Results of the SHMA updated on a 3 yearly basis.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15		HEDNA was produce in October 2020.

5.6 Indicators 20 and 21 measure the effects of Policy SP13 in developing and revitalising the local economy by seeking to increase the supply of employment land in the former Selby district area. Table 5.1 below details the approvals in 2024-2025 involving gains and losses in employment floorspace and land. Table 5.2 identifies the total supply in employment floor space as of 31 March 2025.

Table 5.1 - Applications approved involving B2 and B8 uses and E(g) (formally B1) (1 April 2024- 31 March 2025)

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m²
2021/1531/EIA	24/25	Gascoigne Wood Mine, Lennerton Lane, Sherburn In Elmet	Outline application for the demolition of existing colliery buildings and the construction of up to 1,460,000 sq ft of employment floorspace comprising Use Classes B2, B8 and E(g) to include access (with all other matters reserved)	0	114,068.4
2023/0110/FUL	24/25	Traves AAbattoir, Main Street	Residential conversion of existing buildings into 4 No 2 bedroom dwellings, erection of 1 No 3 bedroom and 3 No 4 bedroom dwellings together with associated garages and alterations to an existing building to form a store/garage for Langrigg, together with associated works including an improved access to Main Street	0	-1026
2023/0141/FUL	24/25	Honeypot Farm, Common Lane, Burn, Selby, North Yorkshire, YO8 8LD	Erection of a new office building following demolition of the existing barn, conversion of existing building to an office and other associated works	0	192
2023/0148/OUT	24/25	5A Barff Lane, Brayton	Outline planning permission (all matters reserved) for a residential development following demolition of existing vehicle repair garage and dwelling	0	-280
ZG2023/0781/FUL M	24/25	Blackwood Hall Business Park, Cornelius Causeway, North Duffield	Extension to existing business unit, reorganisation of parking spaces and drainage arrangements and new planting	0	2042

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m ²
ZG2023/0923/FUL	24/25	Ashfield, Ash Lane, Church Fenton	Erection of a new office following removal of the old stable block	0	30
ZG2023/1272/FUL M	24/25	Selby Energy Park, Cliffe Common	Development of up to 10,800sqm open storage (Use Class B8) together with associated highways works, site-wide hard and soft landscaping works, boundary treatment and associated works	1.08	10,800
ZG2024/0330/FUL	24/25	Jandrem, Hirst Road, Carlton	Erection of building for business/industrial Class B2	0	286
ZG2024/0437/REM M	24/25	Eggborough Power Station, Selby Road, Eggborough, Goole, Selby, East Yorkshire, DN14 0BS	Reserved matters application including scale, layout, landscaping and appearance relating to plot 4 and part of plot 3 as shown on approved illustrative masterplan related to hybrid application reference 2019/1343/EIA Proposed ground works/site preparation, erection of two data centre buildings (use class B8) totalling 52,698sqm along with ancillary external plant, internal access, gatehouse and parking and servicing facilities	0	111,484

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m ²
ZG2024/0556/FUL	24/25	Springfield, Common Lane, Burn	Conversion of office space into a tea room and erection of lean to extension (retrospective)	0	-25
ZG2024/0618/FUL	24/25	First and Second Floor, 12-13 Market Place	Conversion of offices (use Class E) to four flats (use Class C3) and associated works including internal reconfiguration to first and second floor	0	-158
ZG2024/0688/FUL	24/25	Express Flooring Store, ATS Yorkshire Ltd	External alterations and change of use from bulky goods retail unit (use class E) to vehicle repairs and MOT testing (use class B2); and subsequent change of use to bulky goods retail (use class E); use class E(g) offices, research and development, or light industrial; or use class B8 (storage).	0	320.25
Net Total (m²)2024-25				1.2	237,733.65

Source: North Yorkshire Council (Selby area) data

- 5.7 There has been a net gain in employment use floorspace in 2024/25. In total there has been a 1.2 hectare net gain in employment land and a 237,733.65m² gain in employment use floorspace in 2024-25. This is an area that will continue to be prioritised in order to ensure economic growth and employment opportunities are not restricted by inadequate business infrastructure.
- 5.8 This growth ambition is underpinned by the establishment of a new Economic Development team at the Council who are working closely with developers and key landowners to bring forward strategic employment sites in the former Selby district area in order to deliver the Council's priority of a great place to do business, the objective of which is to attract new investors, creating new and diverse employment opportunities that will meet the needs and aspirations of our residents and workers.
- 5.9 The former Selby district area plays an important role in the local and regional labour market, traditionally accommodating the agricultural, manufacturing and brewing industries, however with high levels of out-commuting to Leeds and York it is important that the former Selby district area retains adequate employment capacity in order to meet sustainable development objectives and reduce dependence on surrounding areas. Table 5.2 details the total supply of employment land as of 31 March 2025.

Table 5.2 - Supply of (E(g), B2, B8) floorspace (m²) as of 31 March 2025

	Total net site area (ha)	Total net floorspace (m²)
Gains 2024-25	1.2	239,222.65
Losses 2024-25	0	1,489
Net 2024-2025	1.2	237,733.65
Net supply as of 31 March 2024	4.4	201,089.88
Net supply as of 31 March 2025	5.6	438,823.53

Source: North Yorkshire Council (Selby area) data

- 5.10 As demonstrated by table 5.2 there has been a substantial net gain in employment floorspace within the former Selby district area which will help increase sustainability and reduce dependency on neighbouring areas to provide employment opportunities.
- 5.11 Core Strategy Policy SP13 states the importance of providing sustainable employment opportunities in rural locations to maintain the viability of rural communities and reduce the need to travel.
- 5.12 Table 5.2 details the total supply of employment floorspace in the former Selby district area as of 31 March 2025, including rural areas.

Table 5.3 – Total floorspace (m²) involving B2 and B8 uses and E(g) (formally B1) completed by financial year

Financial Year	Total Net floorspace in m²
11-12	3,405.3
12-13	3,325.45
13-14	11,373.53
14-15	10,373.5
15-16	74,589
16-17	13,051.88
17-18	10,022
18-19	6,955.2
19-20	2,635
20-21	703
21-22	527

22-23	3137
23-24	262.5
24-25	47,550.5
24-25 (other)*	61,497.116*
Total (11-25)	187,910.89
Total (11-25, including 24-25 (other)*)	249,408.006

Source: North Yorkshire Council (Selby area) data *see paragraph 5.13

5.13 *During the 24-25 monitoring year, a fact checking of Selby's non-residential monitoring took place. During this, corrections were made to historic data, including checking of completions. The data for "2024-25 (other)*" represents historic applications that have been identified as completed, however their exact completion date is unknown. To avoid backdating, completions with unknown completion dates were marked as completed at the date of 31 March 2025, so they can easily be distinguished from the rest of the data. The vast increase in completions during the '24-25 (other)*' category should not be taken as an indication of increased delivery rates.

Town Centres

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
26	Planning permissions / completions of floor space for town centre uses, broken down by use-class within the 3 town centres by location.	SP14	1, 2, 3, 7, 8, 9, 10 and 13	Net gains in retail floor space and town centre uses in defined town centres.	505.25 m ² net gain of (E(a,b,c)) retail floorspace in defined town centres in 2024/25.

- 5.14 Core Strategy Policy SP14 states the importance of maintaining and enhancing town centres as a focus for activities as fundamental for achieving sustainable development. This indicator aims to preserve retail floorspace within town centres as a way of ensuring the vitality and viability of town and other centres in the former Selby district area.
- 5.15 Table 5.4 overleaf lists the 2 applications involving 'E (a,b,c) Class' uses in the 3 defined town centres in the former Selby district area in 2024-25. This resulted in a net gain of 505.25m² of retail floorspace in 2024/25.
- 5.16 Town centre monitoring will need to be increased in frequency over future AMRs so as to gauge a more accurate understanding of the needs.

Table 5.4 - Total amount of approved floorspace for town centre uses (m²) (1 April 2024- 31 March 2025)

Application	Financial Year	Location	Change	Net Change in Site Area (ha)	Net change in floorspace (m ²)
ZG2024/0085/FUL	24/25	Argos Catalogue Store, Three Lakes Retail Park, Selby	Installation of 185sq m mezzanine floor	0	185
ZG2024/0688/FUL	24/25	Express Flooring Store, ATS Yorkshire Ltd	External alterations and change of use from bulky goods retail unit (use class E) to vehicle repairs and MOT testing (use class B2); and subsequent change of use to bulky goods retail (use class E); use class E(g) offices, research and development, or light industrial; or use class B8 (storage).	0	320.25
Net Total (m²)2024-25				0	505.25

Source: North Yorkshire Council (Selby area) data.

Table 5.5 – Supply of E (a,b,c) Class' floorspace (m²) in defined Town Centres as of 31 March 2025

	Total Net Change in site area (ha)	Total Net Change in floorspace m ²
Gains 2024-25	0	505.25
Losses 2024-25	0	0
Net 2024-25	0	505.25
Total net supply as of 31 March 2024	3.78	1013.15
Total net supply as of 31 March 2025	9.09	1518.4

Source: North Yorkshire Council (Selby area) data.

Table 5.6 – Total floorspace for town centre uses (m²) completed by financial year

Financial Year	Total net floorspace m²
11-12	0
12-13	0
13-14	0
14-15	0
15-16	0
16-17	0
17-18	-179
18-19	74
19-20	0
20-21	2345
21-22	0
22-23	628
23-24	0
24-25	-35
24-25 (other)*	366.5
Total (11-25)	2,759
Total (11-25, including (24-25, other)*)	3,125.5

Source: North Yorkshire Council (Selby area) data. * see paragraph 5.13

Recreation, Tourism and Leisure

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
22	Additional recreation and leisure uses.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Net gains in recreation and leisure uses.	10,797.4 m ² net gain of floorspace in 2024/25.
24	New / extended recreation and tourism activity in rural areas.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Net gain in recreation and tourism activity in rural areas.	0 ha increase in rural recreation and tourism space in 2024/25

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

Table 5.7 – Total amount of approved floorspace for leisure uses (E(d), F2(c), SG) (1 April 2024- 31 March 2025)

Application	Financial Year	Location	Change	Net Change in Site Area (ha)	Net change in floorspace (m ²)
ZG2023/0798/REM M	24/25	Land between New Road and Wheldrake Lane, Wheldrake Lane, Escrick	Reserved matters application including appearance, landscaping, layout and scale of approval 2019/0045/EIA (Outline application for redevelopment of the former North Selby Mine site to a leisure development comprising of a range of touring caravan and static caravans with associated facilities) and submission of details relating to conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 19, 20, 21, 24, 26, 27, 28, 29, 30, 31 and 32 of 2019/0045/EIA	36.37	10750
ZG2024/0733/FUL	24/25	Home Farm, Main Street	Conversion of farm shop to short term holiday let accommodation and erection of extension to it serving as a toilet/shower block for the caravan site	0	44.4
			Net Total (m²)2024-25	36.37	10,794.4

Source: North Yorkshire Council (Selby area) data.

Table 5.8 – Supply of leisure uses (E(d), F2(c), SG) floorspace (m²) and site area (ha) as of 31 March 2025.

	Total Net Change in site area (ha)	Total Net change in floorspace (m ²)
E(d), f2(c), SG Gains 2024-25	36.37	10,794.4
E(d), F2(c), SG Losses 2024-25	0	0
E(d), F2(c), SG Net 2024-25	36.37	10,794.4
E(d), F2(c), SG supply as of 31 March 2024	6.02	1,310.05
E(d), F2(c), SG total net supply as of 31 March 2025	42.39	12,104.45

Source: North Yorkshire Council (Selby area) data.

5.18 During the period 1 April 2024 – 31 March 2025, three schemes involving leisure were approved in the authority as shown in Table 5.6.

5.19 This represents an increase in leisure use land within the former Selby district area of 10,794.4m² net gain of floorspace in 2024/25. The Council will continue to seek increases to the recreation and leisure offerings within the former Selby district area.

Table 5.9 – Total net floorspace (m²) for leisure uses (E(d), F2(c), SG) completed by financial year

Financial Year	Total net floorspace (m ²)
11-12	0
12-13	0
13-14	0
14-15	0
15-16	-190
16-17	0
17-18	0
18-19	0

19-20	0
20-21	0
21-22	1,523.5
22-23	1,923
23-24	0
24-25	0
24-25 (other)*	5,433
Total (11-25)	3,256.5
Total (11-25, including (24-25, other)*)	8,689.5

Source: North Yorkshire Council (Selby area) data. * see paragraph 5.13

5.20 Table 5.10 highlights the changes to rural tourism and recreation spaces in the former Selby district area. Within the former Selby district area there has been an increase of 0ha net gain in rural tourism and recreation space and a gain of 27m² in rural tourism and recreation space in 2024/25.

Table 5.10 – Rural tourism and recreation space (1 April 2024- 31 March 2025)

Application	Financial Year	Location	Change	Net Change in Site Area (ha)	Net change in floorspace (m ²)
ZG2023/0547/F UL	24/25	South Milford Cricket Club, Mill Lane	Erection of single storey pitched roof side extension to existing cricket clubhouse	0	27
Net Total (m²)2023-24				0	27

Source: North Yorkshire Council (Selby area) data.

Table 5.11 – Supply of rural tourism and recreation floorspace (m²) and site area (ha) as of 31 March 2025.

Indicator	Total Net Change in site area (ha)	Total Net change in floorspace (m ²)
Rural tourism and recreation Gains 2024-25	0	27
Rural tourism and recreation Losses 2024-25	0	0
Rural tourism and recreation Net 2024-25	0	27

Rural tourism and recreation net supply as of 31 March 2024	4.61	1618
Rural tourism and recreation net supply as of 31 March 2025	4.61	1645

Table 5.12 – Total floorspace (m²) for rural tourism and recreation uses completed by financial year

Financial Year	Total net floorspace (m²)
11-12	0
12-13	0
13-14	0
14-15	0
15-16	0
16-17	0
17-18	0
18-19	0
19-20	0
20-21	29
21-22	71.5
22-23	9127
23-24	0
24-25	0
24-25 (other)*	155,613.9
Total (11-25)	9,227.5
Total (11-25, including (24-25, other)*)	164,841.4

Source: North Yorkshire Council (Selby area) data. * see paragraph 5.13

6 Improving the Quality of Life

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

Environment Agency flood risk objection

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
32	No permissions granted contrary to Environment Agency objections.	SP15	32	Permission granted contrary to outstanding Environment Agency flood risk objection.	No applications were granted contrary to Environment Agency flood risk objections in 2024/2025.

6.5 In 2024/25 there were two Environment Agency objections on Water Quality as shown in table 6.1.

6.6 **Table 6.1 – Environment Agency objections (1 April 2024 - 31 March 2025)**

Application Reference	Financial Year	Type of Application	Environment Agency Objection	Resolved
ZG2024/0159/OUTM	24/25	Offices/Light Industry – Major	Insufficient Info – Water Quality	N/A
ZG2024/1067/FULM	24/25	Mixed Use – Major	Insufficient Info - Water Quality	N/A

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

Renewable Energy

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
38	Permitted stand-alone renewable schemes (MW) that are installed and grid connected.	SP17	12, 15, 16 and 17	At least 32MW by 2021.	584.94 MW approved since 2011. 50MW approved in 24/25

6.7 The adopted Core Strategy provides a local target for indicative potential, installed, grid-connected renewable energy within the former Selby district area of 32 MW by 2021.

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

Table 6.3 – Renewable energy proposals granted permission (1 April 2024- 31 March 2025)

Application	Financial Year	Location	Change	Energy Type	Total Energy Created (MW)
2023/0128/EIA	24/25	Land south of A645, Wade House Lane, Drax	Development of a ground-mounted solar farm including associated infrastructure	Solar	50
ZG2024/0241/RE MM	24/25	Land East of New Road, Drax, Selby	Reserved matters application including access, appearance, landscaping, layout and scale for the development comprising the construction of a convertor station and the discharge of conditions 6 (biodiversity net gain plan), 7 (ecological management plan),	General works	0
Total energy permissions granted 2024-25:					50

Source: North Yorkshire Council (Selby area) data.

Table 6.4 – Energy Permitted in the plan period (1 April 2011- 31 March 2025)

Energy Permitted 2011 - 2024	Energy Created (MW)
Wind Energy	16.44
Solar Energy	191.36
Biomass Energy	352.02
Hydro-Electricity Energy	0.33
CHP Energy (+Anaerobic Digestion)	24.79
Other Energy permitted	210.5
Net Energy permitted	795.44

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

- 6.9 Permitted Development regulations allow for the installation of small scale domestic renewable energy without the need for planning permission in many cases. Therefore, they may be more small scale domestic renewable energy installations within the former Selby district area than reported annually.
- 6.10 The 32MW by 2021 target set out in the Core Strategy has already been exceeded in a previous monitoring year.

6.11 The former Selby district area is a significant producer of energy in the region with a number of renewable and non-renewable energy producing stations. The shift away from coal produced energy presents opportunities with nationally significant infrastructure projects.

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

Please contact the Planning Policy Team

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