



Selby District Local Plan

Authority Monitoring Report

For Monitoring Period 1 April 2019 to 31 March 2021

August 2022

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1. Executive Summary

- 1.1 This Authority Monitoring Report (AMR) monitors the period 1 April 2019 – 31 March 2021, 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: <http://www.selby.gov.uk/adopted-core-strategy>
- 1.2 This report covers a range of topic areas to provide a picture of the social, environmental and economic geography of Selby District.

Summary

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

Spatial Development Strategy
Good progress is being made in supplying enough homes for the District with 492 net completions in 2019/20 and 523 net completions in 2020/21. The new dwellings are being well spread around the District with large developments in the majority of the biggest towns and villages.
Creating Sustainable Communities
There have been a large number of affordable dwellings completed in the District, although this is below the overall target of up to 40%. The housing mix is also not quite in line with the target with less Intermediate and Social Rented housing delivered. The Housing and Economic Development Needs Assessment (HEDNA) 2020 set out the housing mix need for the district and this target was met in 2019/20 and was slightly below in 2020/21
Improving the Quality of Life
Bicycle use has increased during 2019/20 and 2020/21
There has been an increase in private car reliance between 2011 and 2019. This could be due to the expanding population within Selby District. However, by increasing the population there is the potential for sustainable methods of transport to become viable. However, the number of bus journeys has decreased between

2011 and 2020. There was a significant decline in car usage in 2020 which is likely due to the coronavirus pandemic impacting on travel.

There has been a slight increase to the number of Listed Buildings in 2019/20, and one asset has been removed from the heritage at risk register

Promoting Economic Prosperity

There has been a 4.63ha increase in employment land in 2019/20 and a 1.37ha increase in 2020/21, as well as a slight decrease of those in employment in the District in 2019/20 but an increase in employment in 2020/21. There has also been a number of new recreation, leisure and tourism permissions granted.

Neighbourhood Plans

The Appleton Roebuck and Acaster Selby Neighbourhood Plan is currently the only adopted (made) Neighbourhood Plan this was adopted (made) on 7 December 2017.

The Church Fenton Neighbourhood Plan was submitted for examination in March 2021.

Community Infrastructure Levy







Selby District Council has received £1,071,319.11 from CIL receipts in 2019/20 and has received £267,892.44 from CIL receipts in 2020/21













Developer Contributions









Selby District Council has received £1,716,820.17 from Developer contributions through s106 obligations in 2019/20 and has received £993,397.08 from Developer contributions through s106 obligations in 2020/21











Summary of Core Strategy Indicators











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











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













Indicator Number	Indicator	Status	Trend Change	Notes
1	Proportion of new development in Selby, Sherburn In Elmet and Tadcaster			29.1% % of completions within Selby/Sherburn in Elmet/Tadcaster in 2019/20. 40.5% of completions within Selby/Sherburn in Elmet/Tadcaster in 2020/21.
2	Proportion on previously developed land			In 2019/20, 3.3% of completions were on brownfield land. In 2020/21, 4.2% of completions were on brownfield land.
3	Scale and Type of new development in Green Belt			There have been no new developments in the Green Belt in 2019/20 or 2020/21.
4	Overall completions			There have been 492 net completions in 2019/20. There have been 523 net completions in 2020/21.
5	Amount of new development completed by location			Sherburn in Elmet and the Designated Service Villages have made good progress on reaching their minimum targets. More needs to be built in Tadcaster and Selby.
6	Modal split of those accessing the Olympia Park site	N/A	N/A	No data available for 2019-21.
7	Number of dwellings with			1,533 planning permissions in the District. At 31 st March 2021

Indicator Number	Indicator	Status	Trend Change	Notes
	planning permission			the Council has a 7.5 year supply of deliverable housing.
8	Amount of new development approved by location			A large number of permissions have been granted in Selby, Sherburn in Elmet and the Designated Service Villages, though Selby and Tadcaster have not seen many permissions.
9	Completed new dwellings by number of bedrooms and dwelling type			65.5% of dwellings were 2/3 bed in 2019/20, which is on target with the HEDNA target of 65-85%. 58.1% of dwellings were 2/3 bed in 2020/21, which is below the HEDNA target of 65-85%
10	Level of affordable housing approved and completed			31.81% of total homes built in 2019/20 were affordable and 36.72% in 2020/21 were affordable against a target of up to 40%.
11	Proportion of affordable homes by tenure			In 2019/20, 50.4% were affordable rent, 3.6% were affordable ownership and 46% were intermediate ownership. In 2020/21, 54.2% were affordable rent, 0% were affordable ownership and 45.8% were intermediate ownership. The target is 30-



Indicator Number	Indicator	Status	Trend Change	Notes
				50% intermediate and 50-70% Social Rented.
12	Range of dwelling types			65.5% of dwellings were 2/3 bed in 2019/20, which is on target with the HEDNA target of 65-85%. 58.1% of dwellings were 2/3 bed in 2020/21, which is below the HEDNA target of 65-85%
13	Commuted sums collected and spent on affordable homes			There was £273,000 spent on affordable housing in 2019/20 and 2020/21.
14	No. of dwellings in 100% affordable housing schemes or Rural Exception Sites with permission/completed			There have been no dwellings completed on 100% affordable schemes in 2019/20 or 2020/21. Work is on-going to identify the need for further rural exception sites.
15	No. of pitches with permission/completed for Gypsies & Travellers			There have been 2 consents granted for gypsy and traveller pitches in the District during 2020/21. There were no consents in 2019/20
16	No. of new 'quarters' with permission/compl			No identified need for travelling showpeople in the District.





Indicator Number	Indicator	Status	Trend Change	Notes
	eted for Travelling Showpersons			
17	Access to community services / facilities including health care and ROS / green infrastructure within Parishes			The Parish Services audit was last undertaken for the financial year of 2018/19.
18	Commuted sums collected for and spent to provide ROS and other community facilities			There were no developer contributions spent on ROS in 2019/20 or 2020/21.
19	No. of Travel Plans secured through the planning process			5 travel plans were submitted in 2019/20 financial year and 7 travel plans were submitted in 2020/21 financial year.
20	Supply of land developed for employment by use class and location			4.63 net ha of employment floorspace approved in 2019-20. 1.37 net ha of employment floorspace approved in 2020-21. In total there has been an increase of 148.05 hectares within the plan period against a target of 37-52 hectares.
21	Net losses and gains of			107,433m2 net gain in employment floor space in

Indicator Number	Indicator	Status	Trend Change	Notes
	employment floor space on existing employment sites / SDLP allocations			2019/20 and 11,086m2 net loss of employment floor space in 2020/21
22	Additional recreation and leisure uses			994 m2 net gain of D2 floorspace in 2019/20. 896 m2 net gain of D2 floorspace in 2020/21.
23	Achieve growth in number of jobs within District			In 2019/20 there were 1,200 less people in employment and 1,800 less unemployed people than in 2011. In 2020/21 there were 1,800 more people in employment and 1,400 less unemployed people than in 2011.
24	New recreation and tourism activity in rural areas			8.89 ha increase in rural recreation and tourism space in 2019/20 and 2.75 ha increase in rural recreation and tourism space in 2020/21.
25	Results of the SHMA			HEDNA was produce in October 2020. Available to review here .
26	Permissions/completions of floor space for town centre uses			364 m2 net gain of (A1) retail floorspace in defined town centres in 2019/20. 1,662 m2 net gain of (A1) retail

Indicator Number	Indicator	Status	Trend Change	Notes
				floorspace in defined town centres in 2020/21
27	Town centre health checks			A Town Centre Check was last undertaken in September/October 2018
28	Parish services survey			The Parish Services Audit was last undertaken in the financial year of 2018/2019.
29	Gains and losses in service and facilities in villages			The Parish Services audit was last undertaken for the financial year of 2018/19.
30	Reducing travel by private car			There was a 12.78% increase in cars between 2011 and 2019. However, there was a 30.38% decrease between 2019 and 2020 due to the ongoing Coronavirus Pandemic
31	Increasing walking cycling and use of public transport			8.54% decrease in bus usage and 10.16% rise in bicycle usage between 2011 and 2019. However, there was a 59.63% decrease in bus usage between 2011 and 2020 and a 34% rise in bicycle use due to the ongoing Coronavirus Pandemic.
32	Permission granted contrary			No applications were granted contrary to Environment

Indicator Number	Indicator	Status	Trend Change	Notes
	to outstanding Environment Agency flood risk objection			Agency flood risk objections in 2019/20 or 2020/21.
33	% of development incorporating SuDS	N/A	N/A	No data available for 2019/21. Indicator requires further development.
34	% of residential and non-residential schemes meeting minimum requirement for renewable energy sources	N/A	N/A	No data available for 2019/21. Indicator requires further development.
35	No. of strategic development sites and other designated allocations using the following technologies for the majority of their needs: <ul style="list-style-type: none"> • local biomass • energy from waste • combined heat and 	N/A	N/A	No data available for 2019/21. Indicator requires further development.

Indicator Number	Indicator	Status	Trend Change	Notes
	power schemes, and <ul style="list-style-type: none"> community heating projects 			
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.
37	No. of non-residential developments built to BREEAM standards	N/A	N/A	No data available for 2019/21. Indicator requires further development.
38	Permitted stand-alone renewable schemes (MW) that are installed and grid connected			434.86 MW approved since 2011. 22MW approved in 2019/20 and 1.11MW approved in 2020/21
39	Permitted 'micro-generation' schemes – not grid connected	N/A	N/A	No data available for 2019/21. Changes to Permitted Development relating to small scale energy generation schemes will make this indicator difficult to measure.

Indicator Number	Indicator	Status	Trend Change	Notes
40	Safeguarding protected historic and natural sites			Slight increase in number of Listed Buildings in 2019/21. No change to the SINC list.
41	Amount of Green Infrastructure	N/A	N/A	No data available for 2019/21. Indicator requires further development.
42	Numbers of heritage assets and assets at risk			There has been the removal of a place of worship (Church of All Saints, Church Hill, Sherburn in Elmet) from the "Heritage at Risk" register in 2019/21
43	Supporting the creation and restoration of habitats	N/A	N/A	No data available for 2019/21. Indicator requires further development.
44	No. of homes built to nationally recognised design benchmarks	N/A	N/A	No data available for 2019/21. Indicator requires further development.

2. Introduction

- 2.1 Monitoring has an essential role in policy development. The requirement to publish an Annual Monitoring Report was set out in the Planning and Compulsory Purchase Act 2004 in order to outline the implementation of the Local Development Scheme and the extent to which the policies are achieving the plan's objectives.
- 2.2 The Localism Act (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 2019 – 31 March 2021, 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 2019 – 31 March 2021, 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 The AMR initially reports on planning performance, progress made on the production of the Local Plan, Neighbourhood Plans and Duty to Cooperate. Payments made under CIL and those from developer contributions are then followed by a report on the Self-Build and Custom House Building Register. The AMR concludes with the annual report on the 44 indicators.

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

Current Development Plan

2.8 The Council is preparing a suite of Local Plan documents required under the Planning and Compulsory Purchase Act 2004¹ and Localism Act 2011, which will form part of the new Local Plan (formerly known as the Local Development Framework).

2.9 The current development plan for the District comprises:

- The adopted Selby District Core Strategy Local Plan 2013;
- ‘saved’ policies in the Selby District Local Plan (adopted 2005 and saved by direction of the Secretary of State 2008) and which are not specifically replaced by policies in the Selby District Core Strategy Local Plan, 2013;
- Adopted Neighbourhood Plans (Appleton Roebuck and Acaster Selby Neighbourhood Development Plan)
- ‘saved’ policies in the North Yorkshire Minerals Local Plan (1997)²;
- ‘saved’ policies in the North Yorkshire Waste Local Plan (2006)², and
- East Inshore and East Offshore Marine Plan (2014)

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

Selby District Context

The Place

2.11 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-2020 population

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

[2 Until superseded by the Joint Minerals and Waste Local Plan](#)

estimate of 91,967³, with the largest populations in the three market towns (Selby, Tadcaster and Sherburn-in-Elmet). It is the most industrial area of North Yorkshire with key industries being power generation, glass manufacturing and brewing.

- 2.12 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.⁴

The People

- 2.13 The percentage of pupils achieving grade 9-4 in English and Maths in North Yorkshire was 75.9% this is above the national average of 73.3% for the academic year 2020/21⁵. Overall according to OFSTED the majority of primary and secondary education in the District is 'Good'⁶.
- 2.14 29.3% of Selby residents have a qualification equivalent to an undergraduate degree or higher compared to 43.1% in Great Britain⁷. 42% of Selby District residents are either: Managers, Directors and Senior Officials; Professional Occupations; or Associate Professional & Technical staff⁷.

The Economy

- 2.15 The largest industry sector in Selby (2020) was manufacturing which accounted for 23.5% of jobs in Selby. Other notable sectors are Administrative and Support Service Activities which account for 11.8% of jobs and, Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles which accounts for 11.3% of jobs in Selby District⁷.
- 2.16 Full time weekly earnings for those living in Selby District (£596) This is significantly higher than for Yorkshire and the Humber (£564) but is below the average for Great Britain (£612.80)⁷.

[3 Office for National Statistics Mid-2020 Population Estimates](#)

[4 HENDA 2020](#)

[5 LG Inform](#)

[6 OFSTED](#)

[7 Nomis](#)

Planning for the Community

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

To make Selby District a great place to Live

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

To make Selby District a great place to Enjoy

- improved environmental quality
- safe neighbourhoods
- improved sustainable transport

To make Selby District a great place to Grow

- digitally enabled customer service
- good quality services
- financially sustainable

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

Planning Performance

2.19 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).

- 2.20 'Other applications' include many different applications for example householder applications, certificates of lawfulness for more information see our Statement of Community Involvement (SCI) [here](#).
- 2.21 In 2019/20 Selby received 26 major, 205 minor applications, 436 applications for other development and 641 non-major applications. Of these, 88.4% of major applications were determined on time, 70.2% of minor applications were determined on time, 77.7% of other applications were determined on time, and 75.3% of non-major applications (Combination of Minor and Other Applications) were determined on time. Which are above the government targets as set out in Table 2.1.
- 2.22 In 2020/21 Selby received 32 major, 182 minor applications, 398 applications for other development and 580 non-major applications. Of these, 84.4% of major applications were determined on time, 63.2% of minor applications were determined on time, 80.4% of other applications were determined on time, and 75% of non-major applications (Combination of Minor and Other Applications) were determined on time. Which are generally above the government targets as set out in Table 2.1.

Table 2.1- Planning applications decided (1 April 2019 - 31 March 2021)

Type of Application	Number Decided		Number within time		%		Government target
	19/20	20/21	19/20	20/21	19/20	20/21	
Major	26	32	23	27	88.4%	84.4%	60%
Minor	205	182	144	115	70.2%	63.2%	70%
Other	436	398	339	320	77.7%	80.4%	70%
Non-Major*	641	580	483	435	75.3%	75%	70%

Source: Selby District Council Data.*Combination of Minor and Other applications.

Nationally Significant Infrastructure Projects (NSIPs)

- 2.23 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/>

- 2.24 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'.
- 2.25 The Nationally Significant Infrastructure projects that Selby Council has been involved with during 2019-21 are:
- Drax re-power

Drax re-power

- 2.26 The Secretary of State granted the DCO on 4 October 2019. The Secretary of State's decision letter, the DCO and related documents can be found [here](#). A Correction Order was subsequently made by the Secretary of State on 18 August 2021 and can be found [here](#).

White Rose Forest Partnership

- 2.27 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.
- 2.28 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.
- 2.29 The vision is to create a genuinely sustainable and well wooded landscape in North and West Yorkshire which will benefit local people, the economy and wildlife. For further updates on "White Rose Forest" Partnership see [here](#).

3. Local Development Scheme (LDS)

- 3.1 Local Planning Authorities are required under the Planning and Compulsory Purchase Act 2004 to prepare and maintain an up to date LDS.
- 3.2 The LDS identifies the main documents constituting the new Local Plan to be prepared including setting out their coverage and status. The LDS outlines the statutory stages for consultation, submission and adoption.
- 3.3 The Council's 7th Local Development Scheme for the period 2019-2023 came into effect on 17 September 2019 by resolution of the Council. The scheme identified the timescales for the new comprehensive Local Plan document the Council would progress over the next four years.

Local Plan

- 3.4 In July 2019 a report went to executive, to recommend to the Council that work should begin on the preparation of a new comprehensive Local Plan for Selby District and that the 7th Local Development Scheme be approved for publication. The 7th LDS outlines the Council's intentions to progress a new comprehensive Local Plan for the District. The executive report and revised LDS are available to view [here](#)
- 3.5 The Council's 7th Local Development Scheme for the period 2019-2023 came into effect on 17 September 2019 by resolution of the Council. The scheme identified the timescales for the new comprehensive Local Plan document the Council would progress over the next four years, together with the programme for their preparation, and key consultation milestones. Tables 3.1 illustrate the indicative timetable for the preparation of the new comprehensive Local Plan.
- 3.6 In line with the Local Development Scheme the Council went out to Consult on the Preferred Options Local Plan 2021 between 29 January to 12 March 2021.

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

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

Neighbourhood Plans

Neighbourhood Plans are community led spatial planning documents which when 'made' (adopted) form part of the Development Plan for the District. Neighbourhood Plans will be led by Town and Parish Councils with Selby District Council providing assistance, and when necessary the District Council will make key decisions. The interactive map [here](#) shows the current status of neighbourhood plans in the District.

Neighbourhood Plan Progress (1 April 2011- 31 March 2021)

- 3.7 The Appleton Roebuck and Acaster Selby Neighbourhood Plan is currently the only adopted (made) Neighbourhood Plan this was adopted (made) on 7 December 2017.
- 3.8 The Church Fenton Neighbourhood Plan was approaching the submission for examination as at 31/03/2021. Selby District Council as the Local Planning Authority invited comments on the submission draft Church Fenton Neighbourhood Development Plan under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This consultation was undertaken between 18 December 2020 and 12 February 2021. The Church Fenton Neighbourhood Development Plan was submitted for examination in March 2021.
- 3.9 Tadcaster Neighbourhood Plan was designated as a Neighbourhood Area on the 29/05/2020 after consultation that was undertaken between 29/03/2020 to 30/04/2020.

Table 3.4 - Progress with Neighbourhood Plans (1 April 2011- 31 March 2021)

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

Source: Selby District Council Data.

Duty to Co-operate

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

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

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

Statement of Community Involvement

- 3.14 The Statement of Community Involvement 2020 was adopted by Selby District Council on 22 September 2020 and was implemented from 1 January 2021. This Statement of Community Involvement replaced the 2007 Statement of Community Involvement. For more information including access to the document please see [here](#).

4. Spatial Development Strategy

Spatial Development Strategy and Housing Land Supply

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

Housing development

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
1	Proportion of new development with planning permission / completed in Selby, Sherburn In Elmet and Tadcaster	SP2 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	At least 69% of all development within Selby, Sherburn in Elmet and Tadcaster.	29.1% % of completions within Selby/Sherburn in Elmet/Tadcaster in 2019/20. 40.5% of completions within Selby/Sherburn in Elmet/Tadcaster in 2020/21.
2	Proportion on previously developed land (PDL)	SP2 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	Concentrating on reusing PDL.	In 2019/20, 3.3% of completions were on brownfield land. In 2020/21, 4.2% of completions were on brownfield land.
3	Scale and Type of new development in Green Belt	SP3 / SP4	1, 2, 3, 4, 5, 6, 7, 8 and 14	No new development on green belt land.	There have been no permissions on green belt land in 2019/20 or 2020/21
4	Overall completions	SP5 / SP7	1, 3, 4, 5, 6, 7, 8 and 14	450 (net) dwellings completed per annum.	There have been 492 net completions in 2019/20. There have been 523 net completions in 2020/21.

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

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

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

Table 4.1 – Net housing completions in Selby District (1 April 2019 - 31 March 2021)

Settlement	Monitoring Period	Completions					
		Total	%	Brownfield	%	Greenfield	%
Selby	19-20	47	9.6	8	17	39	83
	20-21	38	7.3	2	5.3	36	94.7
Sherburn in Elmet	19-20	93	18.9	0	0	93	100
	20-21	174	33.3	0	0	174	100
Tadcaster	19-20	3	0.6	0	0	3	100
	20-21	0	0.0	0	0	0	0
Designated Service Villages	19-20	337	68.5	6	1.8	331	98.2
	20-21	289	55.3	9	3.1	280	96.9
Secondary Villages	19-20	11	2.2	2	18.2	9	81.8
	20-21	19	3.6	9	47.4	10	52.6
Countryside	19-20	1	0.2	0	0	1	100
	20-21	3	0.6	2	66.7	1	33.3
Selby District	19-20	492	-	16	3.3	476	96.7
	20-21	523	-	22	4.2	501	95.8

Source: Selby District Council Data.

4.8 As indicated by table 4.1 above, the minimum annual housing target for completions has been exceeded for 2019/20 and 2020/21. Selby District continues to be an attractive location for developers with high levels of planning permissions over the past year indicating this upward trend is likely to continue.

4.9 Table 4.2 below, shows the net housing completions for the Core Strategy Local Plan period which highlights a significant proportion of development has been undertaken with 4,500 homes completed in the District.

Table 4.2 – Net housing completions in Selby District (1 April 2011 - 31 March 2021)

Settlement	Monitoring Period	Completions					
		Total	%	Brownfield	%	Greenfield	%
Selby	11-21	1049	23.3	114	10.9	935	89.1
Sherburn in Elmet	11-21	879	19.5	15	1.7	864	98.3
Tadcaster	11-21	25	0.6	9	36	16	64
Designated Service Villages	11-21	2113	47	402	19	1711	81
Secondary Villages	11-21	407	9	120	29.5	287	70.5
Countryside	11-21	27	0.6	16	59.3	11	40.7
Selby District	11-21	4500	-	676	15	3824	85

Source: Selby District Council Data.

Table 4.3 – Net Dwellings with Planning Permission in Selby District as at 31/03/201

Settlement	Total	%	Brownfield	%	Greenfield	%
Selby	395	25.8	19	4.8	376	95.2
Sherburn in Elmet	140	9	5	3.6	135	96.4
Tadcaster	8	0.5	7	87.5	1	12.5
Designated Service Villages	834	54.4	327	39.2	507	60.8
Secondary Villages	145	9.5	54	37.2	91	62.8
Countryside	11	0.7	8	72.7	3	27.3
Selby District	1533	-	140	9	1621	106

Source: Selby District Council Data.

- 4.10 The percentage of dwellings with permission, as at 31 March 2021, was 35.4% across Selby, Tadcaster and Sherburn in Elmet, this is 33.6% below the 69% target in the Core Strategy. This percentage is expected to rise when sites are allocated in Local Plan documents.
- 4.11 In 2019/20, 3.3% of housing completions were on brownfield land and in 2020/21 4.2% of housing completions were on brownfield land. Since 2011 a total proportion of 15% of completed dwellings has occurred on brownfield sites with 85% on greenfield sites. Typically developing brownfield sites is a more complex process and as such a number of large brownfield sites including the Olympia Park site and the former Rigid Paper site within Selby Town remain undeveloped despite previously having outline permission for residential development. The Council is committed to delivering these brownfield sites by working with the landowners to overcome deliverability and viability issues.
- 4.12 The Council maintains a Brownfield Register of previously developed sites within the District. The register aims to help housebuilders identify suitable sites quickly, speeding up the construction of new homes. It also allows communities to draw attention to local sites for listing; including derelict buildings and eyesores that are primed for redevelopment and that could attract investment to the area.
- 4.13 There are currently 47 sites on the brownfield register potentially providing land for 4,243 homes. Currently 10 of these sites have planning permission, totalling 13.01 hectares and 406 estimated homes.

4.14 The register can be viewed on our website here:

<https://www.selby.gov.uk/brownfield-register>

This provides greater details including maps of the sites. The register was last updated in 2019.

Table 4.4 – Brownfield Register sites

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

Source: Selby District Council Data.

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

Housing development by Location

Indicator 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.	1,533 plots have planning permission and The Council has a 7.5 year housing land supply as at 31 March 2021.

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

Table 4.5 – Development distribution to date across the settlement hierarchy over the Core Strategy period (1 April 2011- 31 March 2021)

CS SP5 Settlement	Completions 2011-2021	Permissions at 31 March 2021	Total Commitments	SP5 Requirement 2011-2027	Dwellings needed to 2027
Selby	1049	395	1444	3,700	2,256
Sherburn in Elmet	879	140	1019	790	0
Tadcaster	25	8	33	500	467
Designated Service Villages (DSVs)	2113	834	2947	2,000	0
Secondary Villages	407	145	552	-	-
Countryside	27	11	38	-	-
Total	4,500	1,533	6,033	6,990	3,029

Source: Selby District Council Data

Table 4.6 – Development distribution in Designated Service over the Core Strategy period (1 April 2011- 31 March 2021)

Designated Service Villages (DSVs)	Completions 2011-2021	Permissions at 31 March 2021	Total Commitments	SP5 Requirement 2011-2027	Dwellings needed to 2027
Appleton Roebuck	24	1	25	-	-
Barlby/Osgodby	285	54	339	-	-
Brayton	243	15	258	-	-
Byram/Brotherton	72	45	117	-	-
Carlton	93	126	219	-	-
Cawood	32	29	61	-	-
Church Fenton	50	21	71	-	-
Eggborough/Whitley	309	142	451	-	-
Escrick	12	1	13	-	-
Hambleton	104	64	168	-	-
Hemingbrough	24	4	28	-	-
Kellington	7	9	16	-	-
Monk Fryston/Hillam	19	11	30	-	-
North Duffield	24	41	65	-	-
Riccall	118	12	130	-	-
South Milford	200	20	220	-	-
Thorpe Willoughby	392	110	502	-	-
Ulleskelf	105	129	234	-	-
Designated Service Villages (DSVs)	2,113	834	2,947	2,000	0

Source: Selby District Council Data.

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

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

- 4.18 As of 31 March 2021, there were 1,533 houses with planning permission within Selby District, of which 395 were within Selby Town, 140 within Sherburn in Elmet and 8 within Tadcaster. The high number of homes granted permission in Sherburn in Elmet and in the Designated Service Villages is largely as a result of applications being approved when the Authority did not have a five year housing land supply between December 2016 and July 2017.
- 4.19 The Council's most recent 5 year housing land supply at 31 March 2021 shows that the Council has a deliverable housing land supply of 7.5 years. For more information see our website: <http://www.selby.gov.uk/five-year-housing-land-supply-report>

5 Creating Sustainable Communities

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

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.	65.5% of dwellings were 2/3 bed in 2019/20, which is on target with the HEDNA target of 65-85%. 58.1% of dwellings were 2/3 bed in 2020/21, which is below the HEDNA target of 65-85%

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

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

5.6 Table 5.1 details the breakdown of market housing completions by bedrooms for 2011-2021. It is apparent that a large amount of newly built dwellings in the District are 4+ bedroom homes, this is likely due to the increased profitability of larger family homes. Overall, 65.5% of completions were 2 and 3 bedroom dwellings in 2019/20 and 58.1% of were 2 and 3 bedroom dwellings in 2020/21. This is on target with the HEDNA 2020 which assessed the overall need for 2 and 3 bedroom dwellings to be 65-85% of overall new market homes.

Table 5.1 – Net Housing Completions by Bedroom Number (1 April 2011- 31 March 2021)

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	61	39.4	61	39.4	155
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	246	43.5	565
2017/18	24	3.9	119	19.5	225	36.9	242	39.7	610
2018/19	7	1.1	117	18.8	251	40.3	248	39.8	623
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	217	41.5	523
2011-2021	97	2.2	929	20.6	1728	38.4	1746	38.8	4500

Source: Selby District Council 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 of up to 40%,	31.81% of total homes built in 2019/20 were

	approved and completed.			from all sources (unless viability case proven).	affordable and 36.72% in 2020/21 were affordable. Overall 37.82% 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 2019/20, 50.4% were affordable rent, 3.6% were affordable ownership and 46% were intermediate ownership. In 2020/21, 54.2% were affordable rent, 0% were affordable ownership and 45.8% were intermediate ownership.

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

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

Table 5.2 – Affordable Housing Completions (1 April 2011- 31 March 2021)

Year	Affordable Gross Completions (11+ Dwellings)	Overall Gross Completions (11+ Dwellings)	% Affordable Completions
19/20	146	459	31.81%
20/21	170	463	36.72%
11/21	1019	2,694	37.82%

Source: Selby District Council Data.

- 5.9 In 2019/20 the District saw the completion of 146 affordable houses of which all were secured through Section 106 planning agreements. This totals 146 units, which against a total of 459 total completions is a proportion of 31.81%. In 2020/21 the District saw the completion of 170 affordable houses of which all were secured through Section 106 planning agreements. This totals 170 units, which against a total of 463 total completions is a proportion of 36.72%. Overall, since 2011 there have been 1,019 affordable completions against a gross total of 2,694, which is a proportion of 37.82%.
- 5.10 This is below the target of up to 40% as set out in Policy SP9. However it should be noted that significant off site contributions have been agreed in lieu of on-site affordable housing from schemes where affordable demand was not demonstrated. These funds will be utilised by the Selby Housing Trust to deliver affordable homes elsewhere in the District.
- 5.11 Indicator 11 measures the tenure mix of affordable housing which has a target mix of 30-50% intermediate and 50-70% social rented housing, as set out in Policy SP9.
- 5.12 Further evidence was produced in the 2020 HEDNA (Housing and Economic Development Needs Assessment), which indicated a need for 141 affordable homes per annum.
- 5.13 The demographic-led modelling presented in the 2020 HEDNA indicated that almost 50-70% of the need for affordable/ social rented housing is for 2 and 3 bed properties.
- 5.14 Table 5.3 details the breakdown of affordable housing completions by tenure. In 2019/20, 50.4% were affordable rent, 3.6% were affordable ownership and 46% were intermediate ownership.

5.15 In 2020/21, 54.2% were affordable rent, 0% were affordable ownership and 45.8% were intermediate ownership.

Table 5.3 – Gross affordable housing completions split by tenure and bedrooms (1 April 2011 - 31 March 2021)

Tenure	Year	1 Bed	2 Bed	3 Bed	4 Bed +	Total
Affordable Rent	2019/20	-	33	36	-	69 (47.2%)
	2020/21	-	57	31	-	88 (51.7%)
	2011/21	21	340	268	17	646 (61.3%)
First Homes/Ownership	2019/20	-	3	2	-	5 (3.4%)
	2020/21	-	-	-	-	0 (0%)
	2011/21	-	5	9	-	14 (1.3%)
Intermediate	2019/20	-	16	45	2	63 (43.2%)
	2020/21	-	14	63	-	77 (45.4%)
	2011/21	-	104	231	12	347 (32.9%)
Tenure Not Specified/Unknown	2019/20	-	1	3	5	9 (6.2%)
	2020/21	-	-	1	4	5 (2.9%)
	2011/21	-	10	25	13	48 (4.5%)
Total	2019/20	0 (0%)	53 (36.3%)	86 (58.9%)	7 (4.8%)	146
	2020/21	0 (0%)	71 (41.8%)	95 (55.8%)	4 (2.4%)	170
	2011/21	21 (2%)	459 (43.5%)	533 (50.5%)	42 (4%)	1055

Source: Selby District Council Data.

5.16 The Council is also directly addressing the delivery of affordable housing through acquiring new Council homes in the District.

100% Affordable housing schemes and Rural Exception Sites

Indicator Number	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
14	No. of dwellings in 100% affordable housing schemes or appropriate mixed Rural Exception Sites with planning permission / completed within or adjoining Development Limits in rural villages.	SP10	2,3 and 5	To meet identified local needs in terms of numbers, sizes, types and tenure.	There have been no dwellings completed on 100% affordable schemes in 2019/20 or 2020/21. Work is on-going to identify the need for further rural exception sites.

- 5.17 The Council has a rural housing exceptions site policy within the adopted Core Strategy Local Plan (Policy SP10 – Rural Housing Exceptions Sites).
- 5.18 Work has been continuing to identify local housing need, and a number of Parish Councils have entered or are in discussion around the completion of local parish Housing Needs Surveys.
- 5.19 There have been no completions on rural exception sites in the monitoring period 2019/20 or 2020/21.

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 have been 2 consents granted for gypsy and traveller pitches in the District in 2020/21. There were no consents in 2019/20
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 District.

- 5.20 The latest Gypsy and Traveller Accommodation Assessment for the district was undertaken in 2018 and identifies a need for 5 additional pitches over the plan period (until 2027). All of this need arises in the next 5 years.
- 5.21 There are currently 24 Local Authority managed pitches at sites at Carlton and Burn, along with a number of pitches on privately owned and managed sites in the District.
- 5.22 During this monitoring period 1 April 2019 to 31 March 2021 there have been 2 consents granted for gypsy and traveller pitches in the District.

Commutated sums collected for and spent on ROS

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
13	Commutated sums collected and spent on affordable homes	SP12	1, 2, 3, 8, 10, 12, 13, 14 and 17	A net spend on Affordable housing to improve the amount and variety of affordable housing.	There was no money spent on affordable housing in 2019/20 or 2020/21.
18	Commutated sums collected for and spent to provide ROS and other Community facilities including health care	SP12	1, 2, 3, 8, 10, 12, 13, 14 and 17	Improved quality of ROS / green infrastructure as evidenced through assessment and regular review.	There were no developer contributions spent on ROS in 2019/20 or 2020/21.

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

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

Table 5.4 – Section 106 receipts and expenditure (1 April 2019 - 31 March 2021)

Type of receipts/expenditure	Section 106 receipts		Section 106 expenditure	
	2019/20	2020/21	2019/20	2020/21
Affordable Housing	£304,686.07	£304,686.07	£39,000	£234,000
Recreational Open Space	£12,412.00	£12,883.00	£98,817.96	£96,949.68
Recreational Open Space - Maintenance	£0	£0	£0	£0
Education	£1,200,844.60	£74,778.00	£691,032.12	£414,653.00
Waste and Recycling	£28,704.00	£19,773.00	£28,704.00	£22,958.00
Highways	£100,268.50	£17,968.50	£95,000.00	£23,273.00
Health	£69,405.00	£0	£41,643.00	£0
Transport	£0	£0	£37,700.00	£0
Other*1	£500.00	£1,250.00	£500.00	£1,250.00
Total	£1,716,820.17	£431,338.57	£1,032,397.08	£793,083.68

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

Source: Selby District Council Data.

- 5.25 The Council will continue to ensure high quality ROS provision through the application of Policy SP12 in the determination of planning applications.
- 5.26 As can be seen there are significant affordable housing contributions which are currently being held by the Council. These funds will be used by the Selby Housing Trust to deliver affordable housing to meet local housing needs across the District.

Community Infrastructure Levy (CIL)

- 5.27 CIL is a tariff system that Local Authorities can choose to charge on new developments in their areas.
- 5.28 It is a charge that is levied on new buildings and extensions to buildings according to their internal floor area. Monies raised from development help the Council pay for infrastructure, such as transport improvements, flood defences, school and health facilities and green infrastructure.

- 5.29 The Selby District Council Charging Schedule has been approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended by Part 6 of the Localism Act 2011). Details of the Selby District Council CIL can be found in the authorities Charging Schedule, which came into effect on the 1st January 2016.
- 5.30 The Council began charging CIL on 1 January 2016, a summary of CIL Receipts and Expenditure for 2019/20 and 2020/21 is shown in Table 5.5. This information is published on an annual basis in the Infrastructure Funding Statement.
- 5.31 Funds received through CIL will be utilised for delivering infrastructure required to support the emerging Sites Allocations Local Plan and will be set out in the Infrastructure Delivery Plan.

Table 5.5 – CIL Receipts and Expenditure (1 April 2019 - 31 March 2021)

Receipts		
	2019/20	2020/21
80% (Infrastructure)	£902,163.46	£225,593.63
15% (Neighbourhood Proportion)	£169,155.65	£42,298.81
Total	£1,071,319.11	£267,892.44
Expenditure		
Infrastructure %	£0	£0
Paid to PC's (Neighbourhood Proportion)	£105,233.30	£249,995.19

**5% of CIL charges cover administration.*

Source: Selby District Council Data.

Self-Build and Custom Housebuilding Register

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

5.33 At the 31/03/2021 there were 22 people on the Selb-Build and Custom Housebuilding register.

6 Promoting Economic Prosperity

- 6.1 It is important to ensure that there is sufficient land available for inward investment and expansion of firms in the District to provide jobs and promote economic prosperity and to understand market activity. In order to do this, the Council has updated the 2018 Employment Land Review. The HEDNA (2020) indicated that there was a significant surplus of industrial land in Selby compared to forecast needs.
- 6.2 This section will focus on the policies within the 'Promoting Economic Prosperity' section of the Core Strategy Local Plan which sets out the general approach to planning for a stronger economy, focused primarily on Selby, Sherburn in Elmet and Tadcaster. It also outlines the policy for continued economic diversification within the extensive rural areas of the District as well as focusing on the economy of town and village centres which are essential elements of the economic and service infrastructure of the District.
- 6.3 The following pages detail how well the Council is performing against the performance indicators for the 'Promoting Economic Prosperity' section of the Core Strategy Local Plan.

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.	4.63 net ha of employment floorspace approved in 2019-20. 1.37 net ha of employment floorspace approved in 2020-21. In total there has been an increase of 148.05 hectares within the plan period against a target of 37-52 hectares
21	Net losses and gains of employment floor space on existing employment sites / SLP allocations.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	No net loss of existing employment floor space.	107,433m ² net gain in employment floor space in 2019/20 and 11,086m ² net loss of employment floor space in 2020/21
25	Results of the SHMA updated on a 3 yearly basis.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15		HEDNA was produce in October 2020.

6.4 Indicators 20 and 21 measure the effects of Policy SP13 in developing and revitalising the local economy by seeking to increase the supply of

employment land in the District. Table 6.1 below details the approvals in 2019-2021 involving gains and losses in employment floorspace and land. Table 6.2 identifies the gains and losses in employment floor space and land since the beginning of the plan period (2011).

Table 6.1 - Applications approved involving B uses (1 April 2019- 31 March 2021)

Application	Financial Year	Location	Change	Total Net Change in site area (ha)	Total Net Change in floorspace m ²
2015/0458/FUL	2019/20	Barker And Stonehouse , Warehouse , Selby Road , Eggborough, Goole, East Yorkshire , DN14 0LD	Extension to existing distribution warehouse.	0	1712
2018/0032/FUL	2020/21	Cawood Sports Field, Maypole Gardens, Cawood, Selby, North Yorkshire	Application for a metal container (retrospective)	0	198
2018/0252/FUL	2019/20	Pumping Station, Wand Lane, Hensall, Goole, East Yorkshire	Proposed erection of two commercial buildings (Use Classes B1 & B8) and change of use of two existing buildings to Classes B1 & B8 (Existing Units 2 & 3)	0.3	754
2018/1126/FUL	2019/20	Tesco Supermarket , Portholme Road , Selby, YO8 4QQ	Retrospective planning permission for 2 portacabins on the site next to Tesco Selby Superstore	0	15

2018/1138/FUL	2019/20	J & M Storage Systems, 2 Northside Industrial Estate, Selby Road, Whitley , Goole, East Yorkshire , DN14 0LD	Proposed erection of extensions to existing building	0	975
2018/1369/FULM	2020/21	Sedalcol UK Ltd , Denison Road, Selby, YO8 8EF	Proposed erection of new product storage warehouse (RETROSPECTIVE)	0	990
2018/1387/FUL	2019/20	Birchwood Lodge, Market Weighton Road, Barlby , Selby, North Yorkshire, YO8 6LE	Proposed Forming of new storage area, forming of new workshop and use of runway for any day of the week	0.98	287
2018/1408/FULM	2019/20	New Climax Works, Lancaster Close , Sherburn In Elmet, North Yorkshire , LS25 6NS	Proposed extension to existing industrial building, canopy and associated external works	0	1810

2019/0079/COU	2019/20	5 Kirkgate, Tadcaster, LS24 9AQ	Proposed change of use from D1 (non-residential letting) to B1 (office use)	0.01	71
2019/0121/FUL	2020/21	3A Lincoln Way, Sherburn In Elmet, Leeds	Proposed single storey industrial units	0.33	499
2019/0140/COU	2019/20	Brickyard Farm, Camblesforth Road, Selby	Proposed change of use of stables to form offices, staff welfare room, kitchen and WCs with ancillary drainage works and car parking	0.74	130
2019/0144/COU	2019/20	Brickyard Farm, Camblesforth Road, Selby	Proposed continuation of change of use of land from caravan sales and storage area, agricultural machinery storage area and pasture land to land used for the storage of stock in connection with the business of ABC Storage Solutions Ltd	0	7400

2019/0227/FULM	2019/20	Clipper Logistics, Barlby Road , Barlby, Selby , North Yorkshire, YO8 5BL	Proposed erection of modular accommodation to be used as welfare accommodation linking to an existing building	0	940
2019/0229/FUL	2019/20	Village Farm , Main Street, Kelfield, York, North Yorkshire , YO19 6RG	Proposed erection of single storey extension to existing joinery workshop	0	165
2019/0243/CPO	2019/20	Clipper Logistics, Barlby Road , Barlby, Selby , North Yorkshire, YO8 5BL	Consultation on planning application NY/2019/0017/FUL for the purposes of the proposed erection of 3 no vertical bitman tanks (58m2 including the plinth) on land at	0	58

2019/0298/FULM	2019/20	Yorkshire Car Warehouse Ltd, Aire Business Centre, Lennerton Lane , Sherburn In Elmet , Leeds , North Yorkshire, LS25 6BA	Proposed development involving the change of use and the erection of additional buildings to create a "Motorist Centre" on land and buildings	-0.79	-562
2019/0345/FULM	2019/20	Land Adjacent To A63 And East Common Lane, Barlow, Selby	Application for proposed B1, B2 and B8 employment use, landscaping works, car parking and vehicular, pedestrian circulation and other associated works at Access 63 Business Park, Selby	1.84	6564
2019/0399/FULM	2020/21	English Village Salads Brigg Lane	Extension of existing building for the purpose of redeveloping the building for vertical farming and agri-tech, installation of new loading bay and construction of new access road	0	1000

2019/0462/FULM	2019/20	Land At Former Airfield, Lennerton Lane, Sherburn In Elmet	Proposed erection of single storey office block, light gauge steel workshop and wash down/pre storage area together with access, parking, sliding security gate and site boundary fencing in association with the use of the site for the hire, storage and ref	0	538
2019/0511/FUL	2020/21	The Control Tower At The Airfield, Airfield Lane, Acaster Selby, North Yorkshire, YO23 2PW	Proposed refurbishment of former agricultural offices in former RAF control tower and erection of second floor extension in place of former observation room on roof.	0	80
2019/0521/FUL	2019/20	Drax Power Station, New Road , Drax, Selby, North Yorkshire , YO8 8PQ	Proposed installation of portacabin on site	0	47

2019/0606/FUL	2019/20	British Gypsum, Fenton Lane, Sherburn In Elmet, North Yorkshire, LS25 6EZ	Proposed erection of covered building for the storage of plasterboard	0	538
2019/0610/FUL	2019/20	Websters Wood Yard , Whitings Lane , Burn , Selby, North Yorkshire, YO8 8LG	Proposed erection of steel frame building extension	0	118
2019/0668/OUT	2020/21	Pasture Cottage, Main Street, Thorganby, York, North Yorkshire, YO19 6DB	Outline application for a residential development and demolition of steel portal framed former haulage workshop building to include access (all other matters reserved)	-0.24	-1
2019/0673/FUL	2019/20	Eggborough Power Station, Selby Road, Eggborough, Goole, Selby	Installation of a new kiosk measuring 6900mm x 3900mm x 2450mm high adjacent to existing substation to house electrical	0.01	26

		, East Yorkshire , DN14 OBS	equipment and erection of new security fence.		
2019/0747/FUL	2019/20	Unit 1 , Holmes Industrial Estate , Holme Lane, Selby, YO8 0ER	Proposed change of use and extension to a garage for the repair, maintenance and MOT testing of motor vehicles	-0.09	179
2019/0778/FUL	2019/20	Molson Coors Brewing Company (Uk) Ltd , Tower Brewery, Wetherby Road, Tadcaster, LS24 9SD	Proposed erection of a single storey storage building ancillary to existing operations	0.64	540
2019/0805/COU	2019/20	Former Kellingley Colliery, Turvers Lane , Kellingley, Knottingley, West Yorkshire , WF11 8DT	Proposed change of use of land for a temporary period of 36 months for storage (use class B8) and erection of a cabin	0	14142
2019/0809/S73	2019/20	J & M Storage Systems, 2 Northside Industrial	Section 73 application for proposed erection	0	1

		Estate, Selby Road, Whitley , Goole, East Yorkshire , DN14 0LD	of extensions to existing building without complying with condition 2 of approval 2018/1138/FUL granted on 04 October 2018		
2019/0817/FUL	2019/20	Access Selby, 8 - 10 Market Cross, Selby, YO8 4JS	Proposed refurbishment of ground floor retail unit, new shop fronts and installation of 9 residential flats at first floor level	-0.06	237
2019/0821/FUL	2019/20	Hagg Farm , Hagg Lane, Cawood, Selby, North Yorkshire, YO8 3RB	Proposed erection of 1no. vehicle maintenance building and 1no. feed store, extension to existing workshop and retention of 1no. general purpose store.	0	285
2019/0895/COU	2019/20	Fieldsend Enterprises Ltd, Unit 6, France Industrial Complex, Vivars Way, Selby,	Proposed change of use of Unit D/4-6 (currently B1, B2, B8) to include a D1 (not residential institution) use to support people with special needs	-0.01	-80

		North Yorkshire , YO8 8BE			
2019/0920/COU	2020/21	Green Lane Farm, Green Lane, Cliffe, Selby, North Yorkshire, YO8 6PG	Retrospective change of use from agriculture to mixed use: touring caravan storage, general purpose agricultural storage and Use Class B8	0.75	1026
2019/0927/COU	2019/20	Leeds East Airport, Busk Lane, Church Fenton, Tadcaster, North Yorkshire, LS24 9SE	Proposed change of use of land for outdoor motor vehicle storage and use of buildings for associated uses alongside the continued use of the land for aviation uses	0	21
2019/0988/FUL	2019/20	16 Station Estate, Station Road, Tadcaster, LS24 9SG	Retrospective application for erection of a tented structure for the storage of cars	0	91
2019/1019/FUL	2019/20	St Gobain Glass UK Ltd , Glassworks,	Proposed erection of DeNOx & SCR	0	119

		Weeland Road , Eggborough , Goole, East Yorkshire, DN14 0FD	(Selective Catalytic Reduction) equipment including ducting, new fan, silencer, ammonia tank, sub station and electrical control room to reduce NOx levels		
2019/1028/FULM	2019/20	Land At Bishopdyke Road , Sherburn In Elmet	Proposed use of site for open storage together with access and new boundary treatment	1.05	10500
2019/1195/FUL	2019/20	Unit 2, The Maltings Industrial Estate, Doncaster Road, Whitley, Goole, East Yorkshire, DN14 0HH	Proposed erection of side extension to existing industrial unit	0	139
2019/1239/COU	2020/21	Caravan Park, Scalm Park, Wistow, Selby, North Yorkshire, YO8 3RD	Proposed change of use of area to the north of Scalm Park, from caravan storage to the siting of 3 Static caravans for holiday use	-0.03	-350
2019/1255/FUL	2019/20	Land At Hodgsons Gate, Hodgsons Lane, Sherburn In Elmet, North Yorkshire	Retrospective application for the provision of a gas governor in relation to the Hodgsons Gate development	0.01	71

2019/1340/FULM	2020/21	Brocklesby, Unit 1 , Long Lane , Great Heck, Goole , East Yorkshire, DN14 OBT	Proposed change of use of existing maintenance and vehicle processing building to include block cutting and processing, erection of 6m high cctv pole, erection of replacement dry dust silo, erect new gates, change existing fencing to concrete fencing and	0	703
2019/1343/EIA	2020/21	Eggborough Power Station, Selby Road, Eggborough, Goole, Selby, East Yorkshire, DN14 OBS	Hybrid application for demolition of part of the former power station and ancillary buildings and its redevelopment (i) access into the site, internal roads, employment units, car parking, drainage infrastructure and landscaping and (ii) outline for the s	0	60387

2019/1355/FULM	2020/21	Sedalcol UK Ltd , Denison Road, Selby, YO8 8EF	Proposed expansion of the production capacity of the existing agri-processing site, including new wheat intakes and storage, glucose plant, additional distillation and fermentation, additional starch and gluten production, carbon dioxide collection and as	0	12460
2020/0142/COU	2020/21	ATS Euromaster, ATS Yorkshire Ltd, Canal Road, Selby, YO8 8AG	Retrospective change of use of land and buildings from vehicle repair and tyre fitting centre (Use Class B2) to a bulky goods retail unit (Class A1)	-0.15	-427
2020/0248/FUL	2020/21	Grange Farm, Pinfold Lane, Kirk Smeaton, Pontefract, West Yorkshire, WF8 3JT	Proposed facade treatments to existing barn and use for B8 (storage) purposes.	0.03	160

2020/0256/FUL	2020/21	Land Off Lincoln Way	Application for external raised structure for the storage of caravans	0.28	812
2020/0268/FUL	2020/21	Websters Wood Yard , Whitings Lane , Burn , Selby, North Yorkshire, YO8 8LG	Proposed steel frame building extension	0	198
2020/0366/FUL	2020/21	Birchwood Lodge, Market Weighton Road, Barlby , Selby, North Yorkshire, YO8 6LE	Proposed erection of research and development building to replace an existing store building	0	71

2020/0379/FUL	2020/21	37 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BB	Conversion of Office to Dwelling (Use Class C3)	-0.04	-140
2020/0397/OUT	2020/21	5A Barff Lane , Brayton, Selby, North Yorkshire, YO8 9ER	Outline planning permission (all matters reserved) for a residential development following demolition of existing vehicle repair garage and dwelling	-0.13	-280
2020/0411/FUL	2020/21	Fir Tree Farm, Landing Road, Gateforth, Selby, North Yorkshire, YO8 9LF	Demolition of existing farmhouse and construction of a new farmhouse, barn conversion and infilling of open barn to create office accommodation for connected agricultural business	-0.24	93

2020/0441/CPP	2020/21	Vivars Industrial Centre, Vivars Way, Selby, North Yorkshire	Lawful development certificate for proposed change of use class from B2 to B1 for units 7, 8 and 9	0	135
2020/0456/FUL	2020/21	The Surgery, 14 High Street, South Milford, Leeds, West Yorkshire, LS25 5AA	Erection of temporary meeting room (amendment to approval no. 2019/1246/FUL)	0.13	18
2020/0504/FULM	2020/21	St Gobain Glass UK Ltd , Glassworks, Weeland Road , Eggborough , Goole,	Temporary application (18 months) for the construction of temporary storage area and car parking, office cabins and	0	390

		East Yorkshire, DN14 0FD	ancillary facilities, including temporary covered accommodation on hard standing areas to allow for storage of new refractories to undertak		
2020/0634/FUL	2020/21	17A High Street, South Milford, Leeds, West Yorkshire, LS25 5AA	Increase in height of existing walls and replace the monopitch roof with a new dual pitch roof to provide new first floor office space and conversion of ground floor workshop to storage area including new windows and provision of parking space	0.01	44
2020/0659/COU	2020/21	A19 Caravan Storage Limited, Hazel Old Lane, Hensall, Goole, East Yorkshire, DN14 0QA	Change of use of land to allow the storage of caravans, motor homes and self storage containers (use class B8) and erection of 3 x 5m lighting columns	0.68	6800

2020/0729/FUL	2020/21	Whitemoor Farm, Cliffe Common, Cliffe, Selby, North Yorkshire, YO8 6EG	Construction of a new portal frame building and extension to an existing portal frame building for the storage of vehicles	0	447
2020/0756/FUL	2020/21	Hagg Farm , Hagg Lane, Cawood, Selby, North Yorkshire, YO8 3RB	Erection of straw storage building extension	0	590
2020/0781/FUL	2020/21	Common Lane Yard, Common Lane, Burn, Selby, North Yorkshire, YO8 8LB	Erection of a Storage Building to be used in conjunction with Haulage Business	0.15	216
2020/0797/COU	2020/21	Laburnum Farm, Wistow Lordship, Wistow, Selby, North Yorkshire, YO8 3RR	Change of use of agricultural barn to B8 storage unit (retrospective)	0.01	120
2020/0834/S73	2020/21	Esterform Packaging, Moor Lane Trading Estate, Sherburn In Elmet, Leeds, North Yorkshire, LS25 6ES	Section 73 application to vary/remove condition 02 (approved plans) of planning permission	0	4530

			2019/0891/FULM Proposed demolition of existing warehouse bay and erection of new warehouse for recycling equipment granted on 13 January 2020		
2020/0949/COU	2020/21	Land at Duddings Farm	Change of use of premises from a micro-brewery (use class part B2) and a shop for the sale of brewery products (use class part A1) to a micro-brewery (use class part B2) and a drinking establishment (use class part A4) with ancillary sales of craft beer t	-0.17	-410
2020/0994/FULM	2020/21	Drax Power Station, New Road , Drax, Selby, North Yorkshire , YO8 8PQ	Demolition of Flue Gas Desulphurisation (FGD) Plant and associated restoration works	0	-101422

2020/1000/FUL	2020/21	Clipper Logistics, Barlby Road , Barlby, Selby , North Yorkshire, YO8 5BL	Erection of modular building to be used as office accommodation following removal of existing office structures	0	-23
Net Total (m²)2019-20				4.63	107,810
Net Total (m²)2020-21				1.37	-11,086
Net Total (m²)2019-21				6	96724

Source: Selby District Council Data.

- 6.5 There has been a net gain in employment use floorspace in 2019/20. In total there has been a 4.63 hectare net gain in employment land and a 107,810m² gain in employment use floorspace in 2019-20. There has been a net loss in employment use floorspace in 2020/21. In total there has been a 1.37 hectare net gain in employment land but a 11,086m² loss in employment use floorspace in 2020-21. This is an area that Selby District Council will continue to prioritise in order to ensure economic growth and employment opportunities are not restricted by inadequate business infrastructure. This loss was due to a large demolition at Drax Power Station.
- 6.6 This growth ambition is underpinned by the establishment of a new Economic Development team at the Council who are working closely with developers and key landowners to bring forward strategic employment sites in Selby District in order to deliver the Council's priority of a great place to do business, the objective of which is to attract new investors into the District, creating new and diverse employment opportunities that will meet the needs and aspirations of our residents and workers in line with the strategic priorities outlined in the Council's Selby District Economic Development Framework.
- 6.7 Selby District plays an important role in the local and regional labour market, traditionally accommodating the agricultural, manufacturing and brewing industries, however with high levels of out-commuting to Leeds and York it is important that Selby District retains adequate employment capacity in order to meet sustainable development objectives and reduce dependence on surrounding areas. Table 6.2 details the gains and losses of employment land since 2011.

Table 6.2 - Gains and losses of employment (B1, B2, B8) floorspace (m²) as a result of approved applications (1 April 2011- 31 March 2021)

	Total Net Change in site area (ha)	Total Net change in floorspace (m ²)
Employment Gains 2019-20	5.58	108,598
Employment Losses 2019-20	0.95	1,165
Employment Net 2019-20	4.63	107,433
Employment Gains 2020-21	2.37	92,439
Employment Losses 2020-21	1	103,525
Employment Net 2020-21	1.37	-11,086
Employment Gains 2011-21	165.23	673,047
Employment Losses 2011-21	17.18	122,300
Employment Net 2011-21	148.05	550,747

Source: Selby District Council Data.

- 6.8 As demonstrated by table 6.2 there has been a substantial net gain in employment floorspace within the District within the plan period, which will help increase sustainability and reduce dependency on neighbouring areas to provide employment opportunities. This total includes two large permissions at Sherburn Industrial Estate.
- 6.9 Core Strategy Policy SP13 states the importance of providing sustainable employment opportunities in rural locations to maintain the viability of rural communities and reduce the need to travel.
- 6.10 Table 6.2 details the net gains and losses of employment floorspace in the District for 2019/21 including rural areas. In 2019/20 and 2020/21 there has been a net gain in rural employment land.

Employment in the District

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
23	Achieve growth in number of jobs within District by Location.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Net gains in number of jobs per year and in total by 2027 by location.	In 2019/20 there were 1,200 less people in employment and 1,800 less unemployed people than in 2011. In 2020/21 there were 1,800 more people in employment and 1,400 less unemployed people than in 2011.

- 6.11 The Core Strategy aims to facilitate economic recovery in Selby through the retention and creation of new jobs in line with local aspirations and by ensuring the District continues to be attractive to investment.
- 6.12 According to Nomis official labour market statistics, the number of people employed in Selby District as of March 2020 was 41,200, or 97.4% of those who are economically active. This is a decrease of 1,200 from the April 2011 Core Strategy base date. According to Nomis official labour market statistics, the number of people employed in Selby District as of March 2021 was 44,200, or 99.1% of those who are economically active. This is an increase of 1,800 from the April 2011 Core Strategy base date. Table 6.3 below details the Districts employment figures since 2011.
- 6.13 The primary industry jobs by employee numbers are: Manufacturing (8,000 jobs -23.8% of total employment): and Administrative And Support Service Activities (4,000 jobs -11.8% of total employment)

Table 6.3 – District employment figures (1 April 2011- 31 March 2021)

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

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

Town Centres

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
26	Planning permissions / completions of floor space for town centre uses, broken down by use-class within the 3 town centres by location.	SP14	1, 2, 3, 7, 8, 9, 10 and 13	Net gains in retail floor space and town centre uses in defined town centres.	364 m ² net gain of (A1) retail floorspace in defined town centres in 2019/20. 1,662 m ² net gain of (A1) retail floorspace in defined town centres in 2020/21
27	Town centre check	SP14	1, 2, 3, 7, 8, 9, 10 and 13	Regular town centre health checks in line with Government Guidance.	A Town Centre Check was last undertaken in September/ October 2018

6.14 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 District.

- 6.15 Table 6.4 overleaf lists the 8 applications involving ‘A class’ uses in the 3 defined town centres in Selby District in 2019-2021. This resulted in a net gain of 364m² of ‘A class’ retail floorspace in 2019/20 and 1,662m² of ‘A class’ retail floorspace in 2020/21
- 6.16 Town centre monitoring will need to be increased in frequency over future AMRs so as to gauge a more accurate understanding of the needs.
- 6.17 Selby District Council last undertook a town centre and retail survey in 2018/19. This was an observational survey that recorded the Use Classes within, and adjacent to the shopping and commercial centre boundaries of the Principal Town (Selby) and two Local Service Centres (Sherburn in Elmet and Tadcaster) as defined in the Selby Local Plan (2005) and the Core Strategy Local Plan (2013). The summary table is available to view in Appendix B: Town Centre and Retail Survey 2018 (October 2018).

Table 6.4 - Total amount of approved floorspace for town centre uses (m²) (1 April 2019- 31 March 2021)

Application	Financial Year	Location	Change	Net Change in Site Area (ha)	Net change in floorspace (m ²)
2018/1029/COU	2019/20	The Deli 3, Brook Street, Selby, YO8 4AL	Retrospective change of use to Class A3 cafe serving hot and cold food	-0.01	-20
2019/0405/FUL	2019/20	Santander, 25 Market Cross, Selby, YO8 4JS	Proposed new shop front and timber surround with change of use of the first floor to provide 1no dwelling flat	0	-69
2019/0475/COU	2019/20	26 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA	Proposed change of use to beauty salon with one small room with a stand up sun bed	-0.01	-76
2019/0488/FUL	2019/20	21 Finkle Street, Selby, YO8 4DT	Proposed reduction in size to retail unit by converting the rear space and	-0.01	-24

		(+ First Floor And Second Floor)	removing the existing stair to the upper floors to create 1 no. studio apartment, installation of new staircase between ground floor apartment and retail unit to provide access to		
2019/0697/COU	2019/20	19 Church Hill, Selby, YO8 4PL	Proposed change of use of ground floor from a shop (use class A1) to a tattoo studio (use class sui generis)	-0.01	-45
2019/0817/FUL	2019/20	Access Selby, 8 - 10 Market Cross, Selby, YO8 4JS	Proposed refurbishment of ground floor retail unit, new shop fronts and installation of 9 residential flats at first floor level	0	-240
2019/0869/COU	2019/20	2 Silver Street, Riccall, York, North Yorkshire, YO19 6PA	Change of use of a former shop to residential to unify both floors of the building into one domestic dwelling	-0.01	-48
2020/0721/COU	2020/21	81 Brook Street, Selby, YO8 4AT	Change of Use from Convenience Store (A1) to a Cafe (A3)	-0.02	-77
2020/1011/FUL	2020/21	58 Flaxley Road, Selby, YO8 4BW	Change of use from convenience store (A1) to community facilities and associated alterations to the building	-0.02	-220
2020/0142/COU	2020/21	ATS Euromaster, ATS Yorkshire Ltd, Canal Road, Selby, YO8 8AG	Retrospective change of use of land and buildings from vehicle repair and tyre fitting centre (Use Class B2) to a bulky goods retail unit (Class A1)	0.15	427
2018/0673/OUTM	2020/21	Leeds East Airport, Busk Lane, Church Fenton, Tadcaster, North Yorkshire, LS24 9SE	Hybrid application for (1) Full planning permission for the erection of a building for creative, digital and media use and associated works, including parking, servicing and access; and	0	600

			permanent change of use of existing buildings to commercial TV and fi		
2018/0790/COU	2019/20	Abbey Chambers, 5 The Crescent, Selby	Retrospective change of use from offices (A2) to hairdressers (A1)	0.03	25
2018/1452/FUL	2019/20	BP Service Station, Bilbrough Top, Colton, Tadcaster, YO23 3PP	Proposed demolition of the existing car wash and plant room and the extension of the existing sales building from 111.1sqm to 190.5sqm, the provision of designated car parking and a bin store, canopy over the main forecourt, as well as all existing forecourt	0.27	19
2019/0201/FUL	2019/20	Hut Green Stores, Selby Road, Eggborough, Goole, East Yorkshire, DN14 0LX	Proposed alterations to shop front and extension to stockroom in side/rear yard	0	38
2019/0405/FUL	2019/20	Santander, 25 Market Cross, Selby, YO8 4JS	Proposed new shop front and timber surround with change of use of the first floor to provide 1no dwelling flat	0	92
2019/0602/COU	2019/20	Railway Tavern, Station Road, Hensall, Selby, North Yorkshire, DN14 0QJ	Proposed change of use of ground floor public house (A4) to retail shop (A1) and tea room (A3)	0.07	96
2019/0603/FUL	2019/20	Brantano Shoes, Unit B, Three Lakes Retail Park, Selby, YO8 8LY	Proposed installation of a mezzanine floor for retail use	0	359

2019/0817/FUL	2019/20	Access Selby, 8 - 10 Market Cross, Selby, YO8 4JS	Proposed refurbishment of ground floor retail unit, new shop fronts and installation of 9 residential flats at first floor level	0	205
2019/0970/FUL	2019/20	Railway Cottage , West End Approach , Ulleskelf , Tadcaster , North Yorkshire , LS24 9EY	Retrospective application for erection of a single storey building to the rear of the dwelling to form a hair salon	0.06	24
2019/1325/FUL	2019/20	Riccall Pumping Station, Checker Lane, Riccall, York, North Yorkshire	Proposed installation and operation of 2 No. GRP kiosks containing 11kV switchgear at Riccall WPS	0.01	28
2020/0540/S73	2020/21	Railway Tavern, Station Road , Hensall, Selby, North Yorkshire, DN14 0QJ	Section 73 application to vary condition 02 of approval 2019/0602/COU Proposed change of use of ground floor public house (A4) to retail shop (A1) and tearoom (A3) granted on 7 November 2019	0.07	74
2020/0667/COU	2020/21	Now & Then Antiques , 7 The Crescent, Selby, YO8 4PD	Change of use of ground floor from Sui Generis Taxi business retail to A1	0.01	115
2020/0976/FUL	2020/21	Staynor Hall Development, Bawtry Road, Selby	Erection of petrol filling station (sui generis) with ancillary retail Kiosk (Use Class E) and erection of Drive-Thru Coffee Shop (Use Class E) with associated hard and soft landscaping and access arrangements	1.07	365
2020/0976/FUL	2020/21	Staynor Hall Development, Bawtry	Erection of petrol filling station (sui generis) with ancillary retail Kiosk (Use Class E) and	0	167

		Road, Selby	erection of Drive- Thru Coffee Shop (Use Class E) with associated hard and soft landscaping and access arrangements		
2020/0996/FUL	2020/21	Lumby Garden Centre, Lumby, South Milford, Leeds, West Yorkshire, LS25 5LD	Extension to existing garden centre building	0.02	195
2020/1018/FUL	2020/21	2 King Rudding Lane, Riccall, York, North Yorkshire, YO19 6QL	Erection of a timber summer house to use as a dog grooming salon	0.01	16
Net Total (m²)2019-20				0.39	364
Net Total (m²)2020-21				1.29	1,662
Net Total (m²)2019-21				1.68	2,026

Source: Selby District Council Data.

Table 6.5 - Gains and losses of A1 floorspace (m²) as a result of approved applications (1 April 2011 - 31 March 2021)

	Total Net Change in site area (ha)	Total Net Change in floorspace m ²
A1 Gains 2019-20	0.44	886
A1 Losses 2019-20	0.05	522
A1 Net 2019-20	0.39	364
A1 Gains 2020-21	1.33	1,959
A1 Losses 2020-21	0.04	297
A1 Net 2020-21	1.29	1662
A1 Gains 2011-21	12.23	23,441.50
A1 Losses 2011-21	3.14	7,822.40
A1 Net 2011-21	9.09	15,619.10

Source: Selby District Council Data.

Parish Services Audit

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
17	Access to community services / facilities including health care and ROS / green infrastructure within Parishes	SP14	1, 2, 3, 7, 8, 9, 10 and 13	A gain in key services.	The Parish Services audit was last undertaken for the financial year of 2018/19.
28	Parish services survey	SP14	1, 2, 3, 7, 8, 9, 10 and 13	Parish Services Survey undertaken .	The Parish Services audit was last undertaken for the financial year of 2018/19.
29	Gains and losses in service and facilities in villages	SP14	1, 2, 3, 7, 8, 9, 10 and 13	No net loss in viable retail floor space and other existing facilities within villages	The Parish Services audit was last undertaken for the financial year of 2018/19.

6.18 The Parish Services audit was last undertaken for the financial year of 2018/19. The survey has been undertaken in conjunction with the parish clerks for each of the parishes. Where surveys have not been returned then it has been assumed that the services have remained the same. The breakdown of services by ward and settlement can be seen in Appendix A: Parish Services Audit –.

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

6.20 Previous Parish Service Audit Reports identified four key services this was Post Offices, Convenience Stores, Primary Schools and a Doctor's Surgery/ Medical Centre. Of the 78 parishes surveyed 10 parishes had all four key

services, 5 parishes had three key services, 11 parishes had two key services, 14 had one key service and 38 parishes had no key services. Appendix A: Parish Services Audit –) shows all key services per ward and settlement.

- 6.21 The last parish services that had comparable indicators to this survey was the study in 2010. The comparable changes have been put in table 6.6. There were 7 indicators that were the same as the 2018 study these were the amount of: Frequent Bus Services; Places of Worship; Post Offices; Primary Schools; Public Houses; Railway Stations; and Secondary Schools.

Table 6.6 – Changes in Comparable Services in the District between 2010 and 2018

Service	Change in Services (2010 – 2018)
Frequent Bus Service	10
Place of Worship	-3
Post Office	-9
Primary School	-2
Public House	-19
Railway Station	5
Secondary School	1

Source: Selby District Council Data.

Recreation, Tourism and Leisure

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
22	Additional recreation and leisure uses.	SP13	1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15	Net gains in recreation and leisure uses.	994 m ² net gain of D2 floorspace in 2019/20. 896 m ² net gain of D2 floorspace in 2020/21.
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.	8.89 ha increase in rural recreation and tourism space in 2019/20 and 2.75 ha increase in rural recreation and tourism space in 2020/21.

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

Table 6.7 – Total amount of approved floorspace for leisure uses (D2 uses) (1 April 2019- 31 March 2021)

Application	Financial Year	Location	Change of use of land into a community garden	Net Change in Site Area (ha)	Net change in floorspace (m ²)
2017/1298/COU	2019/20	Unit 1 , Ousegate Mills Business Park, Ousegate , Selby, North Yorkshire, YO8 4NJ	Retrospective change of use from nightclub (sui generis) to a mixed use dance hall (use class D2), photographic studio (use class B1) and events venue (sui generis)	0.05	533
2019/0126/FUL	2019/20	Sherburn Rugby Club, Low Street, Sherburn In Elmet , Leeds, North Yorkshire, LS25 6AP	Proposed two storey extension to provide additional facilities	0	78
2019/0693/FUL	2019/20	Storage Land East Of 6 Mill Lane , South Milford, Leeds, West Yorkshire	Proposed erection of a shelter at side of football pitch	0	27
2019/0818/COU	2019/20	Berts Barrow Austfield Farm	Proposed change of use of existing agricultural barn to events venue – conversion of temporary permission ref. 2016/0985/COU to permanent permission	0.42	356
2019/1344/FULM	2020/21	Eggborough Power Station, Selby Road, Eggborough, Goole, Selby, East Yorkshire, DN14 0BS	Proposed change of use of land, formation of sports pitches and the erection of pavilions (use class D2) with car parking, landscaping and access on sites A and B off Wand Lane and Hazel Old Lane	8.2	435
2020/0071/FUL	2020/21	Storage Land East Of 6 Mill Lane , South Milford, Leeds, West Yorkshire	Conversion of 3 shipping containers into changing facilities and kitchen area	1.27	101

2020/0264/ FUL	2020/21	St Marks Square, New Lane, Selby, YO8 4QD	Change of use of land into a community garden	0.04	360
Net Total (m²)2019-20				0.47	994
Net Total (m²)2020-21				9.51	896
Net Total (m²)2019-21				9.98	1,890

Source: Selby District Council Data.

Table 6.8 – Gains and losses of D2 floorspace (m²) and site area (ha) as a result of approved applications (1 April 2011- 31 March 2021)

	Total Net Change in site area (ha)	Total Net change in floorspace (m ²)
D2 Gains 2019-20	0.47	994
D2 Losses 2019-20	0	0
D2 Net 2019-20	0.47	994
D2 Gains 2020-21	9.51	896
D2 Losses 2020-21	0	0
D2 Net 2020-21	9.51	896
D2 Gains 2011-21	42.93	38,023
D2 Losses 2011-21	0.72	12,778
D2 Net 2011-21	42.21	25,245

Source: Selby District Council Data.

6.23 During the period 1 April 2019 – 31 March 2021, seven schemes involving recreation and leisure were approved in the authority as shown in Table 6.7.

6.24 This represents an increase in recreation and leisure use land within the District of 994m² net gain of floorspace in 2019/20 and 896m² net gain of floorspace in 2020/21. The Council will continue to seek increases to the recreation and leisure offerings within the District.

6.25 Table 6.9 highlights the changes to rural tourism and recreation spaces in Selby District. Within the District there has been an increase of 8.89ha net gain in rural tourism and recreation space and a gain of 3,641m² in rural tourism and recreation space in 2019/20, and there has been an increase of 2.75ha net gain in rural tourism and recreation space and a gain of 12,212m² in rural tourism and recreation space in 2020/21.

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

Application		Location	Change	Net Change in Site Area (ha)	Net change in floorspace (m ²)
2019/0126/FU L	2019/20	Sherburn Rugby Club, Low Street, Sherburn In Elmet , Leeds, North Yorkshire, LS25 6AP	Proposed two storey extension to provide additional facilities	0	78
2019/0693/FU L	2019/20	Storage Land East Of 6 Mill Lane , South Milford, Leeds, West Yorkshire	Proposed erection of a shelter at side of football pitch	0	27
2019/0818/C OU	2019/20	Berts Barrow Austfield Farm	Proposed change of use of existing agricultural barn to events venue - conversion of temporary permission ref. 2016/0985/C OU to permanent permission	0.42	356
2012/0015/C OU	2019/20	Scalm Park, Wistow, Selby, North Yorkshire	Proposed change of use for area of land at the North West of the site from storage of caravans to the siting of touring caravans	0.22	2200
2019/0546/C OU	2019/20	Jug Inn, Hirst Road, Chapel Haddlesey, Selby, North Yorkshire, YO8 8QQ	Change of use of land for stationing of motorhomes/ touring caravans for camping use, creation of 3 hard standings and	0.06	72

			electric hook up(Retrospective)		
2019/1081/C OU	2019/20	Land Off Lund Sike Lane, South Milford, Leeds, West Yorkshire	Proposed change of use to dog exercise field	0.9	9000
2019/1344/FU LM	2020/21	Eggborough Power Station, Selby Road, Eggborough, Goole, Selby, East Yorkshire, DN14 0BS	Proposed change of use of land, formation of sports pitches and the erection of pavilions (use class D2) with car parking, landscaping and access on sites A and B off Wand Lane and Hazel Old Lane	8.2	435
2020/0996/FU L	2020/21	Lumby Garden Centre, Lumby, South Milford, Leeds, West Yorkshire, LS25 5LD	Extension to existing garden centre building	0.02	195
2019/1239/C OU	2020/21	Caravan Park, Scalm Park, Wistow, Selby, North Yorkshire, YO8 3RD	Proposed change of use of area to the north of Scalm Park, from caravan storage to the siting of 3 Static caravans for holiday use	0.03	350
2019/0110/C OU	2020/21	Far Farm, Mill Lane, Ryther, Tadcaster, North Yorkshire, LS24 9EG	Proposed change of use of land and buildings to that of a wedding venue including the creation of a total of 15 bedrooms for wedding guests,	1.24	1055

			erection of 2 No lychgates, formation of a car park, demolition of some existing buildings, and formation of exten		
2019/0110/C OU	2020/21	Far Farm, Mill Lane, Ryther, Tadcaster, North Yorkshire, LS24 9EG	Proposed change of use of land and buildings to that of a wedding venue including the creation of a total of 15 bedrooms for wedding guests, erection of 2 No lychgates, formation of a car park, demolition of some existing buildings, and formation of exten	0	1766
2019/0154/C OU	2020/21	Roydon Lodge, Broad Lane, Cawood, Selby, North Yorkshire, YO8 3RA	Change of use of single dwelling to a 9-bed HMO (Sui Generis), 1No. self- contained apartment (1) and 1no self- contained holiday let apartment (part retrospective)	0.53	29
2019/0433/FU L	2020/21	Skipwith Station, Skipwith Common Road, North Duffield, Selby, North Yorkshire, YO8 5DE	Proposed erection of two self catering holiday units	0.01	119
2019/1168/FU L	2020/21	Scarthingwell Farm, Scarthingwell Lane, Towton, Tadcaster,	Proposed conversion and extension of a redundant	0.01	171

		North Yorkshire, LS24 9PF	barn to a holiday cottage		
Net Total (m²)2019-20				8.89	3641
Net Total (m²)2020-21				2.75	12212
Net Total (m²)2019-21				11.64	15853

Source: Selby District Council Data.

Table 6.10 - Gains and losses of Rural tourism and recreation floorspace (m²) and site area (ha) as a result of approved applications (1 April 2011- 31 March 2021)

	Total Net Change in site area (ha)	Total Net change in floorspace (m ²)
Rural tourism and recreation Gains 2019-20	8.89	3641
Rural tourism and recreation Losses 2019-20	0	0
Rural tourism and recreation Net 2019-20	8.89	3641
Rural tourism and recreation Gains 2020-21	2.75	12212
Rural tourism and recreation Losses 2020-21	0	0
Rural tourism and recreation Net 2020-21	2.75	12212
Rural tourism and recreation Gains 2011-21	95.67	52,145
Rural tourism and recreation Losses 2011-21	0.67	6,622
Rural tourism and recreation Net 2011-21	95	45,523

7 Improving the Quality of Life

- 7.1 The planning system has an important role to play in managing the quality of both the built and natural environment. Selby District contains a range of important environmental assets including listed buildings, Conservation Areas, wildlife habitats and a range of landscapes. It is equally important to promote the health and wellbeing of communities.
- 7.2 This section considers the policies within the ‘Improving the Quality of Life’ section of the Core Strategy which, in order to deliver the Council’s vision for the area in a sustainable manner, seek to enable the District and its residents to both mitigate and adapt to the future impacts of climate change. The Core Strategy policies aim to reduce greenhouse gas emissions and protect resources, whilst providing opportunities to exploit realistic alternatives to ‘fossil fuels’ by promoting renewable energy, to combat fuel poverty and improve energy security in the longer term.
- 7.3 The following pages detail how well the Council is performing against the performance indicators for the ‘Improving the Quality of Life’ section of the Core Strategy Local Plan.
- 7.4 Please note that no data is available for Indicators 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 2019/20 or 2020/21.

- 7.5 In 2019/20 there were eight Environment Agency objections on Flood Risk as shown in table 7.1. The Environment Agency advice was followed on all

applications. In 2020/21 there were three Environment Agency objections on Flood Risk as shown in table 7.1. The Environment Agency advice was followed on all applications. There were also four objections based on surface water flooding and the Environment Agency advice was followed.

Table 7.1 – Environment Agency objections (1 April 2019- 31 March 2021)

Application Reference	Financial Year	Type of Application	Environment Agency Objection	Resolved
2019/0761/CTD	2019/20	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2019/0870/FUL	2019/20	Agriculture - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2018/1362/OUT	2019/20	Residential - Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2019/0994/FUL	2019/20	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2019/1292/OUT	2019/20	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2019/0320/OUT	2019/20	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2019/0080/FUL	2019/20	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2018/0207/OUT	2019/20	Other - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2020/0860/ATD	2020/21	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2020/0676/FUL	2020/21	Caravan Sites - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2021/0003/OUT	2020/21	Residential - Non Major	Unsatisfactory FRA/FCA Submitted	Environment Agency advice followed
2019/0777/FUL	2020/21	Mixed Use - Non-Major	Non-mains drainage - unacceptable risk to groundwater/surface	Environment Agency advice followed
2020/0413/FULM	2020/21	Residential - Major	Non-mains drainage - unacceptable risk to groundwater/surface	Environment Agency advice followed

2020/1071/COU	2020/21	Caravan Sites - Major	Non-mains drainage proposed in sewer area	Environment Agency advice followed
2020/1191/FULM	2020/21	Other - Major	Non-mains drainage proposed in sewer area	Environment Agency advice followed
2020/1205/COU	2020/21	Caravan Sites - Major	Insufficient Info - Water Quality	Environment Agency advice followed

Source: Selby District Council Data and Environment Agency Objections List viewable [here](#)

Sustainable Transport

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
30	Reducing travel by private car.	SP15	3, 6, 7, 8, 14, 15 and 16	Rate of traffic growth is reduced, and commuting distances reduced.	There was a 12.78% increase in cars between 2011 and 2019. However, there was a 30.38% decrease between 2019 and 2020 due to the ongoing Coronavirus Pandemic
31	Increasing walking, cycling and use of public transport.	SP15	3, 6, 7, 8, 14, 15 and 16	Travel Assessment and Green Travel Plans submitted for all developments that warrant them. Higher patronage of walking, cycling, bus by end of plan period.	28.54% decrease in bus usage and 10.16% rise in bicycle usage between 2011 and 2019. However, there was a 59.63% decrease in bus usage between 2011 and 2020 and a 34% rise in bicycle use due to the ongoing Coronavirus Pandemic

7.6 Indicators 30 & 31 measure the effects of Policy SP15 in minimising traffic growth and providing sustainable travel options. Progress will be judged by a percentage decrease or increase against the figures from the 2011 base date.

7.7 Table 7.2 shows the number of journeys taken on the District's roads by method of transport, according to national traffic data from the Department for Transport.

Table 7.2 - Journey's in Selby by methods of transport (2011 - 2021)

Mode of Transport	Heavy Goods Vehicles	Light Goods Vehicles	Buses/ Coaches	Cars	Motorcycles	Bicycles	All Motor Vehicles
2011	104,789	133,058	6,124	757,666	7,208	1,485	1,010,330
2012	104,764	135,733	5,823	743,685	6,310	1,505	997,820
2013	109,828	135,200	5,804	745,293	5,907	1,342	1,003,374
2014	112,083	140,366	6,013	756,365	5,920	1,517	1,022,264
2015	120,106	151,295	5,972	790,816	5,817	1,494	1,075,500
2016	119,895	159,255	5,817	818,540	5,710	1,481	1,110,698
2017	116,631	169,343	5,441	831,842	5,709	1,487	1,130,453
2018	115,481	167,412	4,511	819,629	5,387	1,444	1,113,864
2019	122,322	166,007	4,376	855,920	5,631	1,636	1,155,892
2020	111,728	139,520	2,472	595,968	4,098	1,990	855,776

Source: Department for Transport website [here](#)

7.8 As seen in Table 7.2 there has been a decrease in bus and coach usage since 2014, whilst bicycle use has increased since 2018. Increased housing completions and permissions for new residential development is likely to make bus services more viable to transport companies and lead to more sustainable journeys being taken in the District. These figures represent all journeys taken in the District rather than just travel to work commutes, and as such cannot give a full picture of commuting outflows/inflows. It is important to note the significant decrease in journeys in 2020 is highly likely due to the ongoing Coronavirus Pandemic.

Travel Plans Secured through the planning process

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
19	Travel Plan Secured through the planning process.	SP12	1, 2, 3, 8, 10, 12, 13, 14 and 17	100% of new development requiring Travel Plans (by virtue of size threshold by type of development).	5 travel plans were submitted in 2019/20 financial year and 7 travel plans were submitted in 2020/21 financial year.

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

7.10 In 2019/20 there were five travel plans submitted as part of the planning process. Of those five applications one is pending consideration, one has been refused, two have been permitted and one was subject to a condition's decision. In 2020/21 there were seven travel plans submitted as part of the planning process. Of those seven applications two are pending consideration, two have been permitted and three were subject to a condition's decision.

Application Ref.	Financial Year	Address	Application Status
2019/0345/FULM	2019/20	Land Adjacent To A63 And East Common Lane, Barlow, Selby	Application Permitted
2019/0518/DOC	2019/20	Hodgsons Lane, Sherburn In Elmet, North Yorkshire	Condition decision
2019/0941/FULM	2019/20	Selby District Council - Old Civic Centre, Portholme Road, Selby, YO8 4SB	Application Permitted
2018/0818/EIA	2019/20	Gascoigne Wood Interchange, Gascoigne Wood Mine, Lennerton Lane, Sherburn In Elmet, North Yorkshire, LS25 6LH	Application Refused
2019/0559/FULM	2019/20	Ibbotsons, Mill Hill, Braegate Lane, Colton	Pending Consideration

2020/0425/DOC	2020 /21	Staynor Hall Community Primary Academy, Staynor Link, Selby, North Yorkshire	Condition decision
2020/0776/FULM	2020 /21	Selby District Council - Old Civic Centre, Portholme Road, Selby, YO8 4SB	Application Permitted
2020/0872/DOC	2020 /21	Dovecote Park, Bankwood Road, Stapleton, Pontefract	Condition decision
2020/0838/FULM	2020 /21	N S D S Centre, Field Lane, Thorpe Willoughby, Selby	Pending Consideration
2020/0978/DOC	2020 /21	Staynor Hall Development, Bawtry Road, Selby	Condition decision
2021/0243/FULM	2020 /21	Land Off Low Eggborough Road, Eggborough, Goole	Pending Consideration
2021/0372/FULM	2020 /21	Sherburn Rail Freight Terminal, Lennerton Lane, Sherburn In Elmet, North Yorkshire	Application Permitted

Source: Selby District Council Data.

Renewable Energy

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
38	Permitted stand-alone renewable schemes (MW) that are installed and grid connected.	SP17	12, 15, 16 and 17	At least 32MW by 2021.	434.86 MW approved since 2011. 22MW approved in 2019/20 and 1.11MW approved in 2020/21

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

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

Table 7.3 – Renewable energy proposals granted permission (1 April 2011- 31 March 2021)

Application	Financial Year	Location	Change	Energy Type	Total Energy Created (MW)
2018/0898/ EIA	2019/20	Kingspan Insulation Ltd Enterprise Way Sherburn In Elmet North Yorkshire LS25 6NE	Section 73 application to vary condition 02 of approval 2016/1456/EIA Proposed Installation of a Refused Derived Fuel (RDF) fired Combined Heat and Power (CHP) plant with 8000m ² Factory Extension and Associated Infrastructure	CHP	22
2019/0711/ S73	2019/20	Ash Row Farm Bishopdyke Road Sherburn In Elmet Leeds LS25 6JJ	Section 73 application to vary condition 10 (vehicle access) of application 2016/0715/FUL granted 20 September 2016 for proposed installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames.	Solar	0
2020/1173/ UPE	2020/21	Rusholme Grange Rusholme Lane Newland Selby North Yorkshire YO8 8PW	Extension to time limit of planning permission 2017/1018/FULM Construction of 40mw battery energy storage barn to provide backup electricity services to the National Grid for a period of 25 years from the date of commissioning and retention of building	Other	0
2017/1381/ FULM	2020/21	Land At Viner Station Roe Lane Birkin Knottingley West Yorkshire	Proposed erection of a new grain store including a chemical store and roof mounted solar PV	Solar	0.09
2020/1070/ FUL	2020/21	28A West Bank Carlton Goole North Yorkshire DN14 9PZ	Application for 800kW biomass heating installation including single flue along with four silos and two water tanks and relocation of two existing flues associated with a previous installation on land	Biomass	0.80

2020/0829/ S73	2020/21	Kingspan Insulation Ltd Enterprise Way Sherburn In Elmet North Yorkshire LS25 6NE	Section 73 application to vary condition 04 and 05 of planning permission 2018/0898/EIA Section 73 application to vary condition 02 of approval 2016/1456/EIA Proposed Installation of a Refused Derived Fuel (RDF) fired Combined Heat and Power (CHP) plant w	CHP	0.00
2020/0351/ FUL	2020/21	Dutch Pig Farm Market Weighton Road Barlby Selby North Yorkshire YO8 5LE	Full planning permission for two biomass boilers and associated equipment to serve the existing farm buildings (Retrospective)	Biomass	0.19
2020/0989/ FUL	2020/21	Bungalow 1 Dutch Pig Farm Market Weighton Road Barlby Selby North Yorkshire YO8 5LE	Installation of a biomass boiler and associated equipment (retrospective)	Biomass	0.03
Total energy permissions granted 2019-20:					22
Total energy permissions granted 2020-21:					1.11
Total energy permissions granted 2019-21:					23.11

Source: Selby District Council Data.

Table 7.4 – Energy Permitted in the plan period (1 April 2011- 31 March 2021)

Energy Permitted 2011 - 2021	Energy Created (MW)
Wind Energy	16.44
Solar Energy	41.28
Biomass Energy	352.02
Hydro-Electricity Energy	0.33
CHP Energy (+Anaerobic Digestion)	24.79
Other Energy permitted	210.5
Net Energy permitted	645.36

*Source: Selby District Council Data. *Eggborough power station outline has been omitted; however this had permission for up to 2000MW of Biomass Energy.*

- 7.13 Permitted Development regulations allow for the installation of small scale domestic renewable energy without the need for planning permission in many cases. Therefore, there may be more small scale domestic renewable energy installations within the District than reported annually. There were 2 renewable energy proposals granted in 2019/20 and 6 in 2020/21. Table 7.4 shows the overall total since 2011.
- 7.14 The 32MW by 2021 target set out in the Core Strategy has already been exceeded in a previous monitoring year. The total renewable energy capacity is now up to 434.86 MW.
- 7.15 Selby District is a significant producer of energy in the region with a number of renewable and non-renewable energy producing stations. The shift away from coal produced energy presents opportunities with a nationally significant infrastructure Projects in the pipelines with Drax Power Station looking to switch from coal-powered to gas-powered.

Protecting the Historic Environment

Indicator No.	Indicator	Core Strategy Policy	Core Strategy Objectives	Target	Achieved
40	Safeguarding protected historic and natural sites.	SP18	2, 3, 11, 12, 14, 15, 16 and 17	No net losses in designated nature conservation or heritage assets.	There are 1,973 ha of SINC in the District.
42	Numbers of heritage assets and assets at risk as recorded in 'Heritage Counts' and 'Heritage at Risk Register'.	SP18	2, 3, 11, 12, 14, 15, 16 and 17	Reduction in the numbers of heritage assets on the 'Heritage at Risk Register'.	There has been the removal of a place of worship (Church of All Saints, Church Hill, Sherburn in Elmet) from the "Heritage at Risk" register in 2019/21

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

Table 7.5 below lists the Districts Conservation Assets.

Table 7.5 – Conservation Assets in Selby District (As at 31 March 2021)

Conservation Asset	Total
Number of Listed Buildings	643
Number of Conservation Areas	23
Size of Conservation Areas (April 2008)	449 hectares
Area of designated Green Belt (March 2009)	19,215 hectares
Site of importance to Nature Conservation	1,973 hectares

Source: Selby District Council Data and Heritage Gateway website [here](#).

7.17 Through our local plan adopted in 2005 there were 1,973 hectares of SINC designated. This will be reviewed during the creation of the new local plan in the future.

- 7.18 It is apparent that Conservation Areas have not been reviewed since 2004. Work is currently on-going to review and update these. Further information will be available in future AMRs. We consulted on the Draft Conservation Area Appraisals for Selby between 3 December to 28 January 2021 and at the 31/03/2021 we were consulting on the Draft Conservation Area Appraisal for Tadcaster. The consultation for this was scheduled from 5 March to Friday 16 April 2021
- 7.19 Heritage at Risk is a Historic England campaign to save listed buildings and important historic sites and landmarks from neglect or decay. The Heritage at Risk Register is an online database containing details of each site known to be at risk and is analysed and updated annually. At risk evidence tells communities about the condition of their local neighbourhood; it encourages them to become actively involved in restoring what is precious to them and it reassures them that any public funding goes to the most needy and urgent cases.
- 7.20 The most recent register was published in October 2020 (see Table 7.6) and showed that there were 23 Heritage assets at risk in the Selby District. There was the removal of the Church of All Saints, Church Hill, Sherburn in Elmet from the Heritage at Risk Register. More detailed information can be found on the Historic England website: <https://historicengland.org.uk/advice/heritage-at-risk/>

Table 7.6 – Entries on the ‘Heritage at Risk’ Register for Selby District (Last Updated October 2020)

Year	Building and structure entries	Place of worship entries	Archaeology entries	Conservation Areas	Total
2020/21	4	1	16	2	23
2019/20	4	1	16	2	23

Source: Historic England [here](#).

8 Appendix A: Parish Services Audit –March 2019

Ward	Settlement	Parish Population (2015 estimate)	Village Hall/ Meeting Room	Post Office	Convenience Store	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Primary School	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym/ Playing Field/ Play Ground	Sports Facilities	Doctor Surgery/ Medical	Dental Surgery	Opticians	Frequent Bus Service	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library
Appleton Roebuck & Church Fenton	Acaster Selby	50																								1	
	Appleton Roebuck	780	1	1 (2hrs Wed)				2			1	1	1					1								2	
	Barkston Ash	390	1					2		1		2	1									x		1		1	
	Biggin (Survey not returned)	130						1																			
	Bilbrough	410	1		1			1	2	2	2				1		1								1	1	
	Bolton Percy	330	2	1				1	1	2								1				x				1	
	Catterton	50																									
	Church Fenton	1,280	2		1			2				1	1				2	3				x	x			2	
	Colton	190						1	1	1												x				1	
	Grimston	60																									
	Healaugh	170	1	1																						1	
	Kirby Wharfe with North Milford	100																								1	

Ward	Settlement	Parish Population (2015 estimate)	Village Hall/ Meeting Room	Post Office	Convenience Store	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Primary School	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym/	Playing Field/ Play Ground	Sports Facilities	Doctor Surgery/ Medical	Dental Surgery	Opticians	Frequent Bus Service	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library
	Lead	40																									1	
	Little Fenton	140																										
	Oxton (Survey not returned)	20																										
	Saxton with Scarthingwell	550	1					2		1			1					1	2								2	
	Steeton	30																										
	Towton	220						1																				
	Ulleskelf	1,010	1	1	1			1										1	2			1		x			1	
Barlby Village	Barlby*1	5,070	1		3			2	2			1	2	1				8	1	1			x		1	6	1	1
Brayton	Barlow	750	1									1	1					2	0				x					
	Brayton	5,310	1	1	1	1		2			1	1	3	1				1					x				2	
Byram and Brotherton	Brotherton*2	730	1	1				0	1			2	1														1	
	Byram cum Sutton*2	1,440	1	1	2				1			2	1			1		2		1			x				1	
	Fairburn	870	2					2					1			1		1	3								1	

Ward	Settlement	Parish Population (2015 estimate)	Village Hall/ Meeting Room	Post Office	Convenience Store	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Primary School	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym/ Playing Field/ Play Ground	Sports Facilities	Doctor Surgery/ Medical	Dental Surgery	Opticians	Frequent Bus Service	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library	
Camblesforth & Carlton	Camblesforth	1,620	1		1			2	2				1			1	1								2	1		
	Carlton	1,860	2	1	1			2	1	1	1	1	1	1			1	1	1			x				3		
	Chapel Haddlesey	200	1					1					1									x				1		
	Drax	460	1					1	1 (In pub)	1			1			1	2	6				x		1	1	1		
	Hensall	860	1	1				1	1				1			1	3	2				x	x		1	2		
	Hirst Courtney	310						0 (Currently closed)									1	2										
	Long Drax	120																										
	Newland	210																										
	Temple Hirst	120						1																1		1		
	West Haddlesey	220	1	1													1										1	
Cawood with Wistow	Cawood	1,510	1	1	1			3	3	1		3	1				2	4								1		
	Ryther cum Ossendyke	260	1					1																		1		
	Wistow	1,430	1					1				1	1			1	2	3				x		1		2		

Ward	Settlement	Parish Population (2015 estimate)	Village Hall/ Meeting Room	Post Office	Convenience Store	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Primary School	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym/ Playing Field/ Play Ground	Sports Facilities	Doctor Surgery/ Medical	Dental Surgery	Opticians	Frequent Bus Service	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library
Derwent	Cliffe	1,270	1		1			1				1	1				1	2									
	Hemingbrough (Survey not returned)	2,090	1	1	1			2	2			1	1			1	2	3	1							2	
	North Duffield	1,320	2	1	1			1	1				1				2	3	1					2	1		
	Osgodby*1	5,070	1					1	1				2	1		1	2							2	1		
	South Duffield	N/a																									
Eggborough	Eggborough*4	1,960	1	1	2			1	2	1		1	1				3	0	1			x	1	1	1	1	
	Kellington	970	1					2	1			1	1				1						1	1	1		
Escrick	Escrick	1,130	2					3	2	2		2	1	1			1	2	1			x			2	1	
	Kelfield	480	1					1										1				x					
	Skipwith	270	1					1																		2	
	Stillingfleet	420	1									1						1				x				2	
	Thorganby	350	1					1		2		1					1					x (3 a day)				1	
Hambleton	Burn	480						1										1				x				1	
	Gateforth	250																1									

Ward	Settlement	Parish Population (2015 estimate)	Village Hall/ Meeting Room	Post Office	Convenience Store	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Primary School	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym/ Playing Field/ Play Ground	Sports Facilities	Doctor Surgery/ Medical	Dental Surgery	Opticians	Frequent Bus Service	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library	
	Hambleton	1,950	1		1			1		1		3	1					2	1			x (Regular but infrequent)		1		2		
Monk Fryston	Beal	760	1					2	1			1					2							3				
	Birkin	140							1																1			
	Burton Salmon	400	1					1					1					1										
	Hillam*3	740						1	1								1	1				x (Regular but infrequent)						
	Kellingley (Beal and Kellingley Share Services)	N/a																				x						
	Monk Fryston*3	1,020	2	1	1			1		2		2	1			2	2		1						1			
Riccall	Riccall	2,400	2	1	1			2	1	2		2	1				2	1	1			x		1	1	2	1	
Selby East & Selby West	Selby	15,840	5	3	9	4	8	20	76	4	3	6	5	2		1	2	x	2	4	4	8	x	x	10	x	7	1
Sherburn in Elmet	Huddleston with Newthorpe	140							1	1																		
	Sherburn in Elmet	6,700	3	1	4	2		4	19	2		4	2	1			1	9	10	1	2	1	x	2	1	x	3	1

Ward	Settlement	Parish Population (2015 estimate)	Village Hall/ Meeting Room	Post Office	Convenience Store	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Primary School	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym/ Playing Field/ Play Ground	Sports Facilities	Doctor Surgery/ Medical	Dental Surgery	Opticians	Frequent Bus Service	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library
South Milford	South Milford	2,700	2					4	1	1	1		1				2	2	1			x	x			2	
	Lumby	N/a																									
Tadcaster	Newton Kyme	270												1			2					x				1	
	Stutton with Hazlewood (Survey not returned)	970	1					1		1	1															1	
	Tadcaster	6,000	2	2	2	1	1	13	23	1	1	4	3	1	1	2	3	4	1	2	1	x		1	x	4	1
Thorpe Willoughby	Thorpe Willoughby (Survey not returned)	2,810	1	1				1				1	1				4	2	1			x				1	
Whitley	Balne	220	1																								
	Cridling Stubbs	170	1														1										
	Heck	210	1					1				1					1									1	
	Kirk Smeaton	390	1	1				1				1	1		1							x				1	1 (mobile library every 2 nd Tuesday)
	Little Smeaton	280	1	1	1			1				1	1		1		2					x				1	1 (Temporary)
	Stapleton	80																				X (every 2 hours Mon- Sat)					

Ward	Settlement	Parish Population (2015 estimate)	Village Hall/ Meeting Room	Post Office	Convenience Store	Supermarket	Bank	Public House	Restaurant/café/ Takeaways	Hotel/ Guest House/B & B	Petrol Station	Nursery/ Pre-School Group	Primary School	Secondary School	Special needs School	Youth Club/ Centre	Leisure centre/ Gym/	Playing Field/ Play Ground	Sports Facilities	Doctor Surgery/ Medical	Dental Surgery	Opticians	Frequent Bus Service	Railway Station	Care/ Nursing Homes	Industrial/Business Area	Place of Worship	Library
	Stubbs Walden (Survey not returned)	60																										
	Whitley*4	1,110						1				1	1										x				1	
	Womersley	380							1									2	1				x				1	

 = Key Service

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

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

Selby

Ground floor Use Classes

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

Upper floor use classes

- A large numbers of units (259) were ancillary to ground floor use⁸ or first floor use.
- 92 units were residential at all floors, 29 residential units above another use class, and one occupied residential unit above a vacant ground floor unit.
- 27 units had all floors including the ground floor vacant, and there were 3 units which were vacant above an occupied ground floor unit.

Ground floor use types

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

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

Comparisons - Selby Town Centre Use Type Changes 2015-2018

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

Transport

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

Sherburn in Elmet

Ground floor Use Classes

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

Upper floor use classes

- Large numbers of units (21) were ancillary to ground floor use⁹.
- 16 units were residential at all floors, and there were 8 residential units above another use class.
- There was only vacant unit in Sherburn in Elmet and this was undergoing renovation.

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

Ground floor use types

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

Comparisons - Selby Town Centre Use Type Changes 2015-2018

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

Transport

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

Tadcaster

Ground floor Use Classes

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

Upper floor use classes

- Large numbers of units (60) were ancillary to ground floor use¹⁰.
- 26 units were residential at all floors, and there were 19 residential units above another use class.
- 4 units were vacant above an occupied ground floor unit and there were 29 units where all floors including the ground floor were vacant.

Ground floor use types

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

Comparisons - Selby Town Centre Use Type Changes 2015-2018

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

Transport

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

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

Overall

Ground Floor Use Classes

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

Overall Upper Floor Use Classes

- The survey has highlighted that the greatest upper floor uses are ancillary to ground floor use (339 units)¹¹
- There are a large number of residential units (262) in the upper floors.
- Vacant units account for 12.17% of all upper floor units in the 3 Shopping and Commercial Centres.

Overall Ground Floor Retail Use Types

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

Comparison 2015-2018

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

¹¹ Please note that where the uses of upper floor units were unknown or difficult to identify, they were classified as "ancillary uses" in relation to the ground floor. This was to maintain the consistency and soundness of the study.

Future Monitoring

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

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

Please contact the Policy Team

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