

Selby Local Plan

Draft Plan Stage – Preferred Options

Interim SA Report

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Quality information

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PART 1: BACKGROUND	1
1. INTRODUCTION	2
1.1 Background	2
2. SUSTAINABILITY APPRAISAL FOR SELBY LOCAL PLAN	5
2.1 Sustainability Appraisal explained	5
2.2 This Interim SA Report	5
2.3 What is the scope of the SA?	7
PART 2: CONSIDERATION OF ALTERNATIVES	15
3. OVERVIEW OF THE PLAN-MAKING AND SA PROCESS TO DATE	16
3.1 Summary	16
3.2 Compatibility of objectives	17
4. ESTABLISHING REASONABLE ALTERNATIVES	24
4.1 Background	24
4.2 Spatial growth strategy	24
5. APPRAISAL FINDINGS: STRATEGIC SPATIAL OPTIONS	37
5.1 Methods	37
5.2 Summary of findings	38
5.3 Population and Communities	39
5.4 Climate change mitigation	40
5.5 Economy and Employment	41
5.6 Transport	42
5.7 Historic environment	43
5.8 Health	44
5.9 Air quality	46
5.10 Biodiversity	46
5.11 Land and Soil	48
5.12 Climate Change adaptation	48
5.13 Housing	49
5.14 Landscape	49
5.15 Water	50
5.16 Overall summary	51
5.17 Rationale for selecting the preferred approach	52
6. APPRAISAL OF INDIVIDUAL SITE OPTIONS	53

PART 3: APPRAISAL OF THE PREFERRED OPTIONS DRAFT LOCAL PLAN	56
7. BACKGROUND	57
7.1 Introduction	57
8. APPRAISAL FINDINGS	58
8.1 Air quality	58
8.2 Biodiversity	59
8.3 Climate Change Adaptation	61
8.4 Climate Change Mitigation	63
8.5 Economy and Employment	65
8.6 Health	67
8.7 Heritage	68
8.8 Housing	71
8.9 Land and Soil	74
8.10 Landscape	75
8.11 Population and Communities	77
8.12 Transport	79
8.13 Water Resources	80
9. MITIGATION AND ENHANCEMENT	82
10. SUMMARY AND MONITORING	83
10.1 Summary of effects	83
10.2 Monitoring	83
PART 4: WHAT ARE THE NEXT STEPS?	87
11. NEXT STEPS	88
APPENDIX A: SA SCOPING REPORT COMMENT LOG	
APPENDIX B: APPRAISAL OF REASONABLE ALTERNATIVES STRATEGIES	
APPENDIX C: SUMMARY OF SITE APPRAISAL FINDINGS	

Part 1: Background

1. Introduction

1.1 Background

What is the purpose of this Report?

- 1.1.1 This document is an interim Sustainability Appraisal Report (SA Report) that accompanies the Preferred Options Local Plan, January 2021.
- 1.1.2 The Draft Local Plan is a consultation document prepared by Selby Council ('the Council'). It represents a consultation on a preferred strategy and accompanying policies.
- 1.1.3 A crucial element of the Plan review process is to establish a suitable strategy for development growth and distribution. The draft Local Plan also puts forward a range of site allocations that support the strategy, and a series of policies to help guide development.
- 1.1.4 Local Development Documents must undergo a Sustainability Appraisal incorporating a Strategic Environmental Assessment that considers the environmental, social and economic consequences of the plan (in light of reasonable alternatives). This interim SA Report assesses and presents findings in relation to the following elements:
- Spatial Strategy Options.
 - Site assessments.
 - Draft policies.

Current stage of plan making

- 1.1.5 At the current stage of plan-making, the Council is consulting on a Preferred Options Local Plan. Following this the Council will prepare and issue a Pre-Submission Local Plan. It should be stressed that this is not the final Plan, and this may be influenced by further evidence and feedback. Rather, at this stage, the Council is presenting the emerging approach to the Plan.
- 1.1.6 The current stage follows previous consultation on Issues and Options between January and March 2020. Comments received during that consultation were taken into account when working towards the Preferred Options Local Plan.

What is the plan seeking to achieve?

- 1.1.7 The vision and objectives for the Local Plan were developed during initial stages of plan making.
- 1.1.8 The vision for the Preferred Options Local Plan consists of an overall District Vision, supported by bespoke visions for specific locations of Selby Town, Tadcaster, and Sherburn in Elmet.
- 1.1.9 Implementing the vision, the Local Plan has the following objectives:

Sustainable Patterns of Development

To focus the majority of new development in the District's sustainable locations and settlements, including Selby, Tadcaster, Sherburn in Elmet and the District's other villages, whilst ensuring the continued viability of the District's rural communities. In doing so, full account should be taken of local needs and environmental, social and economic constraints, including flood risk and highways constraints and ensuring that the District's high-quality natural environment is maintained.

Housing

To deliver high quality, energy efficient and well-designed locally-distinctive places, comprising market and affordable housing, in the appropriate types, sizes and tenures to meet the District's future range of needs, including homes adaptable to the impacts of climate change and the changing requirements of its residents including an ageing population.

Economy

To support the creation of well-paid high-quality jobs which align with the skills and aspirations of the local population: nurture existing businesses; encourage entrepreneurs and innovation; support strengthened digital infrastructure; positively respond to opportunities for growth and promote new emerging sectors which will build a strong and sustainable local economy, with a focus on clean growth and low carbon sectors.

Town Centres

To diversify the distinctive roles of Selby, Tadcaster and Sherburn in Elmet town centres, through increased town centre living, a broad mix of businesses, an enhanced evening and visitor economy, and the promotion and enhancement of town centre spaces for events and cultural activities, whilst ensuring that they are accessible to all sections of the community by a range of transport modes.

Leisure, Culture and Tourism

To improve the range and quality of cultural, tourist and leisure facilities across the District for local residents and visitors alike, capitalising on the attractive historic nature of the District's towns and villages, along with the rural nature of the wider District, whilst ensuring that provision is appropriate to its location and supported by relevant infrastructure.

Heritage and Place-making

To encourage high-quality design that responds positively to local character and creates attractive healthy places; conserve and enhance heritage assets; secure positive outcomes for the District's Heritage at Risk; and maximise the opportunities and benefits arising from the District's heritage to provide an attractive and unique built environment for both local communities and visitors to enjoy.

Natural Environment

To protect and enhance: important sites for nature conservation, and priority species; distinctive landscape character; green and blue infrastructure; air quality; strategic tree planting to support the ambitions for the White Rose Forest Project, local trees and hedgerow planting; nature recovery networks; and protect against pollution and deliver net gains in biodiversity.

Climate Change and Flooding

To encourage resilient and adaptive measures to address climate change to meet national and local targets of achieving net zero carbon emissions; and to help York and North Yorkshire become the first carbon negative sub-region. To develop, in line with national flood policy guidance, a resilient and adaptive approach to managing flood risk from all sources, by diverting development to the areas of lowest flood risk; and in partnership develop a strategy for the Humber and tidal rivers.

Open Spaces and Recreation

To facilitate the delivery of appropriate and accessible sport and recreational facilities, children's play areas and areas of high-quality amenity open space and enhanced and extended green infrastructure, to support the health and well-being of the community.

Transport and Infrastructure

To prioritise travel by foot, cycle and public transport, improve links to the wider region and to facilitate the delivery of infrastructure to support new development, including giving support to appropriate social and community infrastructure; the expansion of super-fast broadband provision across the district; and effective electrical vehicle charging infrastructure.

1.1.10 In the context of the above vision and objectives, the current version of the Local Plan sets out the following Preferred Approaches:

- A spatial strategy for Selby District
- A range of allocated sites to ensure delivery of the strategy
- A series of planning policies to guide development to 2040
- Site allocations and policies for housing, mixed use development, employment and other uses.

2. Sustainability Appraisal for Selby Local Plan

2.1 Sustainability Appraisal explained

- 2.1.1 SA considers and communicates the likely significant effects of an emerging plan, and the reasonable alternatives considered during the plan making process, in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding or mitigating negative effects and maximising positive effects. Through this approach, the SA seeks to maximise the emerging Local Plan's contribution to sustainable development.
- 2.1.2 An SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.¹ SA also widens the scope of the assessment from focusing largely on environmental issues to also include social and economic issues.
- 2.1.3 The SEA Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 2.1.4 The 'likely significant effects on the environment' are those defined in Annex I of the SEA Directive as 'including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors'. Reasonable alternatives to the plan need to take into consideration the objectives of the plan and its geographic scope. The choice of 'reasonable alternatives' is determined by means of a case-by-case assessment and decision.²

2.2 This Interim SA Report

- 2.2.1 At the current stage of plan-making, the Council is consulting on The Preferred Options Local Plan. Following this the Council will prepare and issue the Pre-Submission Local Plan which will be subject to consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations.
- 2.2.2 This Interim SA Report has therefore been produced with the intention of informing this stage in the Local Plan's preparation. Specifically, this report presents an appraisal of several alternative strategies for housing growth and distribution, individual site options and draft policies.
- 2.2.3 This is for the benefit of those who might wish to make representations through the consultation and for the benefit of the plan-makers tasked with selecting preferred approaches for the Local Plan.

¹ Directive 2001/42/EC

² Commission of the European Communities (2009) Report from the Commission to the Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC). (COMM 2009 469 final).

2.2.4 This SA Report has been structured into four parts, as follows:

- **Part 1** provides the background information about the Plan and sets out the 'Scope' of the SA.
- **Part 2** discusses how different options for growth have been considered throughout the plan-making process and sets out an appraisal of alternatives that are considered to be reasonable. This includes strategic approaches and site options.
- **Part 3** sets out an appraisal of the Draft Plan 'as a whole' at the current stage, with recommendations for mitigation and enhancement.
- **Part 4:** Briefly sets out the next steps in the Plan making and SA process

2.3 What is the scope of the SA?

SA Scoping Report

2.3.1 The SEA Regulations require that:

“When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”.

2.3.2 In England, the consultation bodies are the Environment Agency, Historic England and Natural England.³

2.3.3 These authorities were consulted on the scope of the Local Plan SA between January and March 2020.

2.3.4 Comments were also invited from a wider range of stakeholders by making the Scoping Report available to view and comment upon on the Council's Website alongside the Issues and Options Consultation (24th January – 6th March 2020).

2.3.5 The SA Scoping Report was updated following this period of consultation to take account of comments received and new data. A record of the comments made on the Scoping Report (along with a response) is provided at **Appendix A** of this interim SA Report. The updated SA Scoping Report (May 2020) is available to view on the Council's website: <https://www.selby.gov.uk/localplan>

SA Framework

2.3.6 The scoping stage of SA establishes the baseline position and policy context for the SA. This helps to identify the key issues that should be the focus of the SA and the methodology that will be used to undertake the appraisal.

2.3.7 Drawing on the review of the sustainability context and baseline information, the SA Scoping Report identified a range of sustainability problems / issues that should be a particular focus of SA; ensuring it remains targeted at the most important sustainability issues. These issues were then translated into a SA 'framework' of objectives and appraisal questions.

2.3.8 The SA Framework provides a way in which the sustainability effects of the Local Plan and alternatives can be identified and analysed based on a structured and consistent approach.

2.3.9 The SA Framework provides a means to ascertain whether and how specific sustainability issues (established through scoping) are being addressed, and to understand the social, economic and environmental implications of options, policies and proposals.

2.3.10 This framework is used to assist in the prediction and measurement of the effects of the Plan (and alternatives) and the monitoring of effects. The objectives and supporting questions are set out below, demonstrating how they link to key issues identified through scoping. The objectives incorporate the requirements of Health Impact Assessment, which will be undertaken as part of the appraisal process.

Table 2.1 The SA Framework and corresponding key issues

SA objective	Supporting details	Summary of key issues
<p>Air quality</p> <p>Maintain and improve local air quality and avoid impacts upon human health</p>	<p>Reduce air pollution, such as through supporting or enabling the use of low emission technologies and encouraging sustainable modes of transport such as walking and cycling.</p> <p>Locate and design development so that current and future residents will not regularly be exposed to poor air quality.</p>	<p>There is one AQMA in Selby Town.</p> <p>Housing and employment growth could create further pollution hot spots in the District.</p>
<p>Biodiversity</p> <p>Protect, conserve and enhance biodiversity, wildlife habitats and green infrastructure to achieve a net gain and reverse habitat fragmentation.</p>	<p>Minimise, avoid where possible, and compensate harmful effects on biodiversity, both within and beyond designated and non-designated sites of international, national or local significance.</p> <p>Achieve biodiversity net gain including through delivery of multifunctional blue-green infrastructure and the long term enhancement and creation of well-connected, functional habitats that are resilient to the effects of climate change.</p>	<p>Selby District's topography and location give it a particular biodiversity significance, reflected by the number of designated sites partially or entirely within the District.</p>
<p>Climate Change Adaptation</p> <p>Adapt to current and future flood risk by directing development away from the areas of the District at the highest risk of flooding from all sources.</p>	<p>Provide sustainable management of current and future flood risk through sensitive and innovative planning, development layout and construction.</p> <p>Minimise flood risk and provide opportunities to deliver SuDs and flood resilient design within new development.</p>	<p>Large parts of the District are at risk of fluvial and fluvial tidal flooding.</p> <p>Flood defences are in place to protect large parts of the District, though there are also areas of natural protection such as washlands and agricultural land.</p> <p>Climate change will likely raise the Ouse's tidal levels with time. This could place pressure on existing defences.</p>

³ In line with Article 6(3).of the SEA Directive, these consultation bodies were selected because "by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programme".

<i>SA objective</i>	<i>Supporting details</i>	<i>Summary of key issues</i>
<p>Climate Change Mitigation</p> <p>Continue to drive down CO2 emissions from all sources</p>	<p>Seek high standards of energy efficiency in new development, seeking carbon neutral development where possible</p> <p>Support provision of attractive opportunities to travel by sustainable means.</p> <p>Increase the proportion of energy produced from renewable and low carbon sources</p> <p>Support carbon capture and storage technologies, such as, the Bio Energy with Carbon Capture and Storage (BECCS) process at Drax.</p>	<p>Though emissions are on a downward trend, the per capital emissions figure is significantly higher than the national and regional averages.</p> <p>Solar energy presents a high proportion of installed renewable energy generation capacity in the District. Other sources of generation should also be explored.</p> <p>The Plan represents a good opportunity to use green infrastructure as a means of mitigation the effects of climate change.</p>

SA objective	Supporting details	Summary of key issues
<p>Economy and Employment</p> <p>Maintain a strong, diversified and resilient economy to enhance employment opportunities and reduce disparities arising from unequal access to training and jobs.</p>	<p>Ensure that education and skills provision meet the needs of Selby District's existing and future labour market and improves life chances for all, including by enabling older people and people with physical and mental health conditions to stay in employment.</p> <p>Maintain and enhance employment opportunities and reduce disparities arising from unequal access to training and jobs.</p> <p>Provides opportunities for all, enhances the vitality of the District's town and local centres including through the identification of further regeneration opportunities, particularly in the most deprived areas. This could include support for the social enterprise, voluntary and community sectors.</p> <p>Recognise the importance of the rural economy and support diversification and opportunities for the sustainable use of land for a range of purposes.</p>	<p>Following the decline and disappearance of ship building and coal mining in Selby District, advanced manufacturing and energy generation has continued to provide economic growth opportunities in the area.</p> <p>There are a number of significant long-term employers in the District, including Drax, Power Station, Heineken, Legal and General Homes and British Gypsum.</p> <p>Developments, such as, Olympia Park, 'Sherburn2', Gascoigne Wood Interchange, Church Fenton Airfield and the former Kellingley Colliery will be key to economic growth and employment in the area.</p> <p>There are significant commuting flows between Selby District and neighbouring economic hubs. Whilst this connectivity is a key feature of Selby District's economy, the net outflow of talent to surrounding areas creates a deficit of skilled workforce, making it difficult for local employers to find suitably qualified/ skilled recruits.</p>
<p>Health</p> <p>Improve the physical and mental health and wellbeing of Selby District residents and reduce health inequalities across the District.</p>	<p>Target fastest impact in areas of poorest health, including maximising the potential health benefits of multifunctional green infrastructure.</p> <p>Encourage healthy lifestyles (including travel choices)</p> <p>Improve sporting or recreational facilities and access to them.</p> <p>Improve access to high quality health facilities</p> <p>Increase residents' access to public open space particularly for urban residents</p>	<p>Health deprivation is unevenly distributed, with significant variance in life expectancy evident between wards.</p> <p>This suggests that despite a number of strategic healthcare and green infrastructure assets in the District, access to or take-up of these services is uneven, and accessibility could be enhanced for those most at risk of suffering poor health outcomes.</p>

SA objective	Supporting details	Summary of key issues
<p>Heritage</p> <p>Protect, conserve and enhance designated and undesignated heritage assets, including their setting, significance and contribution to the wider historic landscape and townscape character and cultural heritage of the District.</p>	<p>Contribute to the maintenance and enhancement of historic character and cultural heritage through design, layout and setting of new development.</p> <p>Promote access to the local historic environment for the District's residents and visitors.</p>	<p>There is a rich variety and distribution of designated heritage assets present within the District.</p> <p>There are 23 designated heritage assets identified by Historic England as being at risk ranging from buildings, churches, conservation areas to a deserted medieval village.</p> <p>Selby District's wide range of undesignated landscape and townscape assets contribute to its historic character and sense of distinctiveness.</p>
<p>Housing</p> <p>Ensure that new development meets the varied housing needs of the area. Provide affordable and decent housing for all.</p>	<p>Support timely delivery of sufficient homes of an appropriate mix of housing types and tenures, including a focus on maximising the potential from strategic brownfield opportunities.</p> <p>Support managed expansion of rural communities if it helps to improve the sustainability of those settlements.</p> <p>Whilst large schemes are often considered as a solution to the housing shortage, small sites can cumulatively make a significant contribution to supply and offer a flexibility that larger sites cannot.</p>	<p>Selby District's 2020 HEDNA identifies an Economic-led Housing Need for the District of between 344 and 382 dwellings per annum</p> <p>There is likely to be a significant shortfall in delivery of Older Person's accommodation. Of the total housing delivered for the period 2015/16- 2017/18, 21% were affordable. This falls short of the Council's previously set target of 40%.</p> <p>The 2017/2018 Annual Monitoring Report (AMR) records a good rate of delivery over the preceding three years, achieving an average of 538 dpa for the period.</p>

SA objective	Supporting details	Summary of key issues
<p>Land and Soil</p> <p>Promote the efficient and sustainable use of natural resources, including preserving soil carbon and directing development away from the best and most versatile agricultural land</p>	<p>Maintain the best and most versatile agricultural land and take a sequential approach to the loss of the highest grades (i.e. grade 2 in the context of Selby)</p> <p>Reduce the risk of land contamination Remediate contaminated land</p> <p>Minimise the loss of green field land</p> <p>Maximise the use of Brownfield land</p>	<p>Land with potential to be 'best and most versatile' agricultural land is present across non-urban areas of the District including extensive areas of Grade 2 and potentially some Grade 3a.</p> <p>There are opportunities to deliver some new development on brownfield sites within the District, though this is a finite resource and can be challenging to fully unlock.</p>
<p>Landscape</p> <p>Protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment.</p>	<p>Protect/ enhance the character, quality and diversity of the District's landscapes and townscapes through appropriate design and layout of new development, including the preservation of important open space between settlements.</p>	<p>There is considerable diversity of localised character in the District with 17 local landscape character areas identified by the Selby Landscape Character Assessment (2019).</p> <p>Settlements within the District exhibit different levels of landscape and setting sensitivity to development. Some areas are particularly sensitive whilst others less so.</p> <p>The use of hedgerows and trees around settlements could have a positive impact on the landscape and visual impact of development edges on the flat, low lying, landscape. It is also important to maintain the existing green fingers of land towards the centre which may otherwise be affected by development.</p>

<i>SA objective</i>	<i>Supporting details</i>	<i>Summary of key issues</i>
<p>Population and Communities</p> <p>Support good access to existing and planned community infrastructure, including green infrastructure.</p>	<p>Promote accessibility and availability to leisure, health and community facilities for new and existing residents and promote active lifestyle</p> <p>Improve perceptions of safety and fear of crime and to help remove barriers to activities and reduce social isolation</p> <p>Provide and enhance community access to green infrastructure in accordance with Accessible Natural Greenspace Standards</p>	<p>There are areas of both notable affluence and entrenched deprivation within the District, creating a complex and nuanced range of community needs.</p> <p>The District's aging population could mean that certain existing services and facilities, such as social care, will be placed under additional pressure over the plan period and it will be important that opportunities to enhance community service infrastructure through future development are fully realised.</p>
<p>Transport</p> <p>Support the provision of transport infrastructure to meet local population change whilst helping to reduce congestion and travel times and support sustainable modes of transport.</p>	<p>Help provide transport infrastructure to meet local population and demographic change whilst helping to reduce congestion and travel times.</p> <p>Promote infrastructure that maximises accessibility for all and connects new housing developments to the public realm, including key services.</p> <p>Maximise the potential of the District's sustainable transport network by seeking opportunities to connect new development with new and existing services and facilities via sustainable modes of travel.</p> <p>Provision of multi-modal transport hubs</p>	<p>There is a relatively high level of car dependency. This could be in part due to the rural nature of parts of the District.</p> <p>There are good internal and external connections to transport networks through rail and strategic road networks.</p> <p>Traffic congestion is an issue in Selby Town.</p> <p>Despite strong rail links, rail travel represents a small proportion of travel to work trips.</p>

<i>SA objective</i>	<i>Supporting details</i>	<i>Summary of key issues</i>
<p>Water Resources</p> <p>Conserve water resources and protect/ enhance the quality of water bodies in the District.</p>	<p>Promote sustainable forms of development which minimises pressure on water resources and minimise water consumption.</p> <p>Provide sufficient water /wastewater treatment capacity to handle additional flows from new development.</p> <p>Help maintain and enhance water quality in area by minimising wastewater (domestic, agricultural and industrial) discharges into local water bodies.</p>	<p>Sources for abstraction in the District are reaching capacity meaning that increased efficiency in new homes will be an important part of ensuring stable and safe supply over time.</p>

Part 2: Consideration of alternatives

3. Overview of the Plan-making and SA process to date

3.1 Summary

- 3.1.1 The Plan making process ‘formally’ began in 2019, with initial engagement and evidence gathering undertaken by the Council to identify the scope of the Plan and establishing the important issues that would need to be dealt with. This culminated in the Council establishing a range of issues and options for growth and inviting comments from stakeholders on an issues and options document between January and March 2020. Alongside this stage, a Sustainability Appraisal Scoping Report was prepared (and consulted upon in parallel), which set out the baseline information, policy context and methods for appraisal.
- 3.1.2 Following the issues and options consultation, the Council processed all comments received, and took these into consideration when moving towards ‘preferred options’. At the same time continued work on evidence base documents was undertaken, including the SA. Notably, this involved an appraisal of reasonable alternative options and individual site options. Feedback on the SA findings for options was provided prior to the Preferred Options Local Plan document being approved for consultation.
- 3.1.3 On the 7th January 2021, the Council’s Executive gave approval to consult on the Preferred Options Local Plan document. This SA Report has been finalised to document the appraisal processes that have been undertaken in parallel to the Plan-making process.
- 3.1.4 Figure 3.1 below provides a simple visualisation of the key plan-making milestones, alongside consultation events that need to be undertaken as part of the SA. As can be seen, a full SA Report will need to be prepared alongside the Pre-Submission Publication Local Plan. This will essentially be an update to this interim SA Report.

Figure 3.1: The Plan and SA process timeline



3.2 Compatibility of objectives

- 3.2.1 This section of the SA Report sets out a comparison of the Local Plan draft objectives and the SA Objectives. The purpose of this is to ensure that SA Objectives and the Plan are broadly compatible and that the Plan will achieve sustainable development. Where objectives are found to be potentially incompatible, it is possible to make suggestions as to the measures that could be taken to ensure that the Plan achieves an appropriate balance between economic, social and environmental factors.
- 3.2.2 The Local Plan draft objectives which were assessed are set out below, followed by a discussion of how these relate to the SA Objectives. It should be noted that the Plan objectives have been amended since this appraisal of the draft Plan Objectives hence the Preferred Options Local Plan objectives (reproduced at 1.1.9 above) are different to the draft versions shown below. This is the purpose of the objective compatibility process, as it helps to inform decision making; rather than simply appraising the final objectives.

Draft Plan Objectives

1. Sustainable Patterns of Development

To focus the majority of new development in the district's most sustainable settlements with the widest range of services and best accessibility, whilst ensuring the continued viability of the district's rural communities.

2. Housing

To deliver high quality well-designed places, comprising market and affordable housing in the appropriate types, sizes and tenures to meet the district's future needs.

3. The Economy

To support opportunities for the creation of well-paid high-quality jobs which align with the skills and aspirations of the local population and which will build a strong and sustainable local economy.

4. Retail, Town Centres and Tourism

To diversify the role of the district's town centres, through increased town centre living, an enhanced evening and visitor economy, and the promotion of town centre spaces for events and leisure activities.

5. Heritage & Conservation

To conserve and enhance the historic environment; identify opportunities for improvements; and maximise the opportunities and benefits arising from the district's heritage to provide an attractive built environment for local communities and visitors to enjoy.

6. Natural Environment

To ensure that development safeguards the district's high-quality natural environment and reduces the extent and impacts of climate change.

7. Open Spaces & Recreation

To facilitate the delivery of appropriate sport and recreational facilities, children's play areas and areas of high-quality amenity open space.

8. Transport & Infrastructure

To enable greater opportunities to travel by foot, cycle and public transport and to facilitate the delivery of infrastructure to support new development, including giving support to the expansion of super-fast broadband provision across the district.

Discussion of compatibility

3.2.3 Given the broad nature of high-level Plan objectives, it is difficult to accurately predict 'significant effects' through a comparison of objectives. Therefore, the appraisal identifies whether objectives share a degree of compatibility or not.

3.2.4 It is also important to acknowledge that there are inherent synergies and conflicts between certain objectives. The aim is to ensure that measures can be taken to minimise incompatibilities and make the most of synergies. Table 3.1 sets out a visual summary of the compatibility assessment.

Table 3.1: Summary table of draft Local Plan Objective and SA Objective compatibility

		DRAFT OBJECTIVES								
		1	2	3	4	5	6	7	8	
		Sustainable patterns of	Housing	The economy	Retail, town centres and	Heritage and conservation	Natural Environment	Open spaces and	Transport and infrastructure	
SA OBJECTIVES	Air Quality	Very compatible	Compatible	Potentially incompatible	Compatible	Neutral / no clear link	Compatible	Neutral / no clear link	Compatible	Potentially incompatible
	Biodiversity	Compatible	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link	Very compatible	Neutral / no clear link	Compatible	Potentially incompatible
	Climate Change Adaptation	Compatible	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link	Very compatible	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link
	Climate Change Mitigation	Compatible	Compatible	Neutral / no clear link	Compatible	Neutral / no clear link	Very compatible	Neutral / no clear link	Compatible	Potentially incompatible
	Economy and Employment	Compatible	Compatible	Very compatible	Very compatible	Compatible	Potentially incompatible	Potentially incompatible	Neutral / no clear link	Very compatible
	Health	Compatible	Compatible	Compatible	Neutral / no clear link	Neutral / no clear link	Compatible	Very compatible	Compatible	Compatible
	Heritage	Compatible	Compatible	Neutral / no clear link	Compatible	Potentially incompatible	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link
	Housing	Compatible	Very compatible	Compatible	Compatible	Potentially incompatible	Potentially incompatible	Neutral / no clear link	Compatible	Compatible
	Land and Soils	Compatible	Potentially incompatible	Potentially incompatible	Neutral / no clear link	Neutral / no clear link	Very compatible	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link
	Landscape	Compatible	Potentially incompatible	Potentially incompatible	Compatible	Very compatible	Very compatible	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link
	Population and Communities	Compatible	Very compatible	Compatible	Compatible	Neutral / no clear link	Compatible	Very compatible	Compatible	Compatible
	Transport	Very compatible	Compatible	Compatible	Potentially incompatible	Compatible	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link	Very compatible
	Water	Compatible	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link	Compatible	Neutral / no clear link	Neutral / no clear link	Neutral / no clear link

Very compatible	Compatible	Neutral / no clear link	Potentially incompatible	Incompatible

- 3.2.5 The comparison of the SA and draft Local Plan objectives reveal that most are compatible, with some very compatible and few potentially incompatible. The rationale behind these conclusions is detailed below.
- 3.2.6 At this stage, no objectives have been found to be definitively incompatible, however there are some uncertainties due to the subjective nature of some objectives and their potential effects, especially when drawing high level links.
- 3.2.7 These uncertainties are exemplified through Local Plan Objective 2 (housing) in relation to SA objectives linked to landscape. Where the delivery of additional homes has the potential to be significantly disruptive to both urban and rural landscapes, development also offers the opportunity to improve brownfield land which is a burden to landscapes as well as build upon existing townscapes to better improve the urban landscape. Hence, without the precise detail of Local Plan objective implementation, assuming correlations between Local Plan and SA objectives comes with a degree of uncertainty.
- 3.2.8 Addressing these uncertainties should be one of the key aims of the SA process to ensure that the Plan is delivered in a sustainable way.

Objectives Compatibility Assessment

- 3.2.9 The Local Plan draft objectives are broadly well aligned with the SA Objectives. Where potential incompatibilities have been highlighted, these come with a degree of uncertainty and no Plan Objectives are highlighted as being definitively incompatible with SA Objectives.
- 3.2.10 For some objectives there are clear and strong compatibilities. However, for several objectives it is difficult to say definitively whether they are compatible or not. This is the case where the effects would depend upon the nature of strategies and policies that emanate from the objectives. In the case of Transport for example, compatibilities with environmental objectives such as air quality are clear in terms of active travel and public transport. However, the objective also seeks to support road infrastructure, which could (depending on what is involved) encourage more cars.

Local Plan 'sustainable development' draft objective (1) relating to sustainable patterns of development is considered to be compatible or very compatible with all of the SA Objectives. However, the broad nature of the objective (which encompasses a variety of factors) could explain this high degree of compatibility. More detailed assessments further down the line could reveal that certain patterns of growth are more or less compatible against all the metrics of sustainability. As a high-level objective, it is a positive approach to take though.

Local Plan 'housing' draft objective (2) is compatible with a range of SA Objectives through development-led provisions of infrastructure and facilities which benefit population and communities, health and transport networks. It directly benefits the SA Objective of housing, whilst also having the potential to provide energy efficient homes, increased investment which goes on to boost the local economy as well as offering the chance to better reveal the significance of heritage assets and ensure that design is compatible with local historic character. That said, developments, especially large sites and their associated yield have the potential to be detrimental to air quality through increased traffic volumes at peak times, as well as often damaging natural landscapes and the loss of valuable land and soils.

These are other potential incompatibilities / uncertainties relating to how development affects landscape character, soil and other environmental factors. However, these ought to be possible to address through the Plan making and SA process as it progresses.

The Local Plan 'economy' draft objective (3) is highly compatible with the economy and employment SA objective whilst also indirectly offering benefits for housing, health and wellbeing. The potential for increased travel into the District for employment, as well as commercially linked transportation volume increases could result in worsening air quality, especially at pinch points at peak travel times. The potential for this objective to deliver growth could be to the detriment of SA objectives relating to land and soils and landscape. Employment growth could be compatible with objectives related to travel, as it helps to bring infrastructure improvements. However, also possible is that growth in traffic causes problems on the current network, which makes these possibly incompatible objectives. As a result, an uncertain relationship is recorded at this stage.

Local Plan 'retail, town centres and tourism' draft objective (4) would focus greater and more diverse economic, leisure and residential uses in areas which are already well served by services, jobs and residents. This reduces the need to travel, thereby increasing the likelihood of active travel. These are aligned and compatible with SA objectives relating to air quality, climate change mitigation, housing, populations and communities and transport. The objective would also be beneficial in terms of protecting the natural and open countryside landscape by keeping development within or adjacent to pre-existing built-up areas. This objective strongly correlates with the SA objective relating to economy and employment, by increasing the numbers of people, businesses and opportunities in urban spaces. A town centre diversification approach is not considered to be incompatible with any of the SA objectives. There is some slight uncertainty whether redevelopment and focus on such locations could possibly lead to negative implications for heritage. However, it is also possible that such an approach brings enhancements to the built environment.

Local Plan 'Heritage and conservation' draft objective (5) offers no clear link to the majority of SA objectives. It does, however, provide positive compatibility with the heritage and landscape by ensuring that local assets are protected, and that development is sensitive in respect to local character and setting. Though the compatibility is more indirect, the heritage and conservation objective could also have benefits relating to the visitor economy. The protection of the local historic environment could (though this is not certain) result in barriers to development, and hence there are potential incompatibilities between this objective and the housing / employment SA objectives.

Local Plan 'natural environment' draft objective (6) has been assessed as strongly compatible with the SA objectives relating to biodiversity, climate change (mitigation and adaptation), land and soil and landscape. The strong compatibilities are positive where a protected natural environment is a key prerequisite for retaining rich biodiversity, for use in mitigating climate change via carbon sequestration as well as providing resilience to its effects. The natural environment also forms a core element of the landscape characteristics, especially in more rural areas.

To a similar extent, the compatibility has crossovers with SA objectives relating to land, soil and water resources, this is where protections from polluting sources and preservation of natural assets are promoted. The natural environment also brings benefits for naturally mitigating air pollution issues and serving as an asset for people to enjoy, which in turn boosts mental and physical health outcomes. The potentially incompatible SA objectives linked to Local Plan objective 6 are housing and the economy and employment, where the protection of the natural environment may act as a constraint to growth. However, economic activity may well involve the delivery of low carbon technologies, more sustainably performing homes and facilitate a move towards low carbon living. If the Plan seeks to address these issues in tandem, then the objectives are not necessarily incompatible.

Local Plan draft objective concerning 'open spaces and recreation' (7) has no direct link to most of the SA objectives. It is very compatible with those objectives relating to people and communities. Benefits are linked to the mental and physical health benefits which can be expected to be gained from increased physical activity and access to facilities which enable such activities. It should also ensure residents are provided with sufficient facilities to participate in sports and activities as well as access green and open space. Though the provision of 'amenity open space' can have benefits for environmental factors such as biodiversity, flood risk, landscape and air quality, this is not a guarantee, especially if the focus is upon 'amenity / beautification' rather than the function of spaces. A focus on green infrastructure and multifunctional open space would make the intention clearer in this respect (removing the uncertainty).

Local Plan 'transport and infrastructure' draft objective (8) has very strong correlations with SA objectives relating to an increase in sustainable and active modes of travel and reductions in the need to travel long distances by unsustainable means; this links to air quality, climate change mitigation and transport SA objectives. Health has compatible ties to this, through the promotion of increased levels of physical activity. This Local Plan objective is also beneficial to populations, communities and housing as it provides additional facilities for people to make use of. The economy and employment SA objective is linked to this Local Plan objective where it is proven that an increase in active travel correlates to increased footfall in local businesses and well as increases in worker productivity and accessibility. There are some potential incompatibilities, as the required infrastructure to support new development might lead to increased car use or could involve impacts on environmental factors.

Identified Uncertainties

- 3.2.11 To a large degree, the uncertainties associated with the Local Plan draft objectives and their compatibilities with SA objectives are related to viability and issues relating to growth.
- 3.2.12 The other main uncertainties relate to how development is delivered, and the fact that certain objectives are multi-faceted (with some aspects likely being positive, and some potentially negative).

Local Plan draft objectives 2 and 3 (housing and economy)

- 3.2.13 The two Local Plan draft objectives relating to housing and the economy broadly share the same uncertainties relating to the SA objectives of: air quality, land and soils and landscape. The incompatibility comes where Local Plan objectives promote growth which is typically associated with an increase in traffic volumes (impacting air quality) as well as potentially leading to a loss of valuable land and soils and having damaging impacts on the landscape character. However, there are some inherent uncertainties associated with these correlations. For example, a small housing development in very close proximity to a key built-up centre (for example, Selby) with a comprehensive provision of infrastructure aimed at facilitating active travel would be unlikely to have a significant impact on air quality. Conversely, a large new settlement in where??? could lead to a dramatic decrease in air quality in the area, especially at pinch points and at peak times. Likewise, the form of development will influence the nature of effects. A green infrastructure led strategic development may well lead to improvements in the quality of land, particularly if it is not particularly sensitive.
- 3.2.14 When looking at effects on land and soils, growth on greenfield land could result in the loss of land. In many instances, this is unavoidable if housing and employment needs to be met. Therefore, the key issue is to ensure that effects are minimised and compensated for if possible.
- 3.2.15 If a development or area of growth is well designed and sensitive to the local land or town-scape then it may not be contravening the landscape objectives. However, uncertainties also surround the scale of growth, for example, a large residential development may be designed to exceptionally high standards and in keeping with local character, however the sheer scale could deliver significant impacts to the landscape.
- 3.2.16 Another consideration is related to the nature of development, for example a business which serves to protect and maintain the landscape and soil and land assets could act to benefit the natural assets as well as driving economic growth.
- 3.2.17 Hence, whilst in general the prospects of growth are potentially in contradiction with the SA objectives of air quality, land and soils and landscape, the specifics of how the Local Plan draft objectives are realised will determine the true correlations.

Local Plan draft objective 5 (heritage and conservation)

- 3.2.18 The uncertainties related to this draft objective and the SA objectives relates to the nature of development and whether it acts as a constraint or opportunity. Where this objective seeks to safeguard historic assets and ensure that local character is retained, new development and growth is likely to have more thorough requirements to adhere to; particularly relating to design and directing development away from sensitive areas. That said, the historic environment often plays an important role within local visitor economies, and hence, these protections could act as a driver of economic activity. Furthermore, well designed developments could possibly help to provide viable uses for otherwise vacant buildings and derelict sites (benefiting historic and natural environments).

Local Plan draft objective 6 (natural environment)

- 3.2.19 This Local Plan draft objective also has uncertainties relating to the nature of development and whether it acts as a constraint or opportunity.
- 3.2.20 Economic and housing growth could be limited due to constraints linked to the natural environment. However, the precise nature of how this plays out depends on individual schemes and the characteristics of the land being sought for development.

Local Plan draft objective 7 (open spaces and recreation)

- 3.2.21 This Local Plan objective could potentially be compatible with a wider range of sustainability objectives. However, for this to be stated with more certainty, there ought to be a greater focus on the delivery of multifunctional green space, rather than 'amenity green space'.

Summary and Recommendations

- 3.2.22 The Local Plan draft objectives and SA objectives are mostly compatible, with some classed as very compatible and a minority as potentially incompatible (though these come with a degree of uncertainty and are not insurmountable issues).
- 3.2.23 No Local Plan draft objectives are wholly incompatible with any of the SA Objectives.
- 3.2.24 Some more pronounced, yet uncertain incompatibilities exist where Local Plan draft objectives which promote growth (housing and the economy) could be in contradiction with the SA objectives which promote good air quality, sustainable use of land and soils and protection of landscape characteristics. These are inherent issues though, and though flagged at this high level of appraisal, are not issues that cannot be overcome and are entirely dependent on a range of factors relating to the nature of developments. Ensuring that development achieves net gains in environmental quality will help to ensure that growth can be achieved without having detrimental effects on environmental factors.
- 3.2.25 It is recommended that the approach to the provision of open space focuses on 'multi-functional green infrastructure' rather than an emphasis on 'amenity open space', which often does not perform a wide range of ecosystem services.

Influence of the SA process

- 3.2.26 The compatibility assessment undertaken on the Local Plan draft objectives was taken into account by the Council when finalising the Plan objectives.

4. Establishing reasonable alternatives

4.1 Background

4.1.1 Identifying and appraising reasonable alternatives is a crucial element of the SA process. Whilst there are many different issues and options associated with a Local Plan, those which are at the heart of the Plan are those that are focused upon through the SA process. As such, the SA at this stage covers the following key elements of the Preferred Options Local Plan:

- Spatial growth options for housing and employment.
- Individual site options.

4.1.2 There are many more 'options' set out in the Issues and Options consultation document, but these do not constitute reasonable alternatives for the purposes of SA.

4.2 Spatial growth strategy

4.2.1 The Council have identified a preferred approach to spatial development and growth, which is set out primarily in **Preferred Approach SG2 - Spatial Approach**.

4.2.2 In brief, the strategy seeks to provide a minimum of 110ha of employment land and 8,040 new homes over the Local Plan period between 2020-2040. In terms of distribution, key features are as follows:

- Taking a settlement hierarchy approach to the distribution of growth.
- The inclusion of a new standalone settlement (location to be confirmed).
- Urban extension to Eggborough.
- Reliance on existing employment land supply, supported by regeneration opportunities at Gascoigne Wood Rail Interchange and Olympia Park.

4.2.3 Before coming to a decision on the preferred option, the Council considered a range of alternatives for the scale and distribution of housing and employment growth.

4.2.4 The starting point for exploring options was to refer to key pieces of evidence such as the Housing and Employment Development Needs Assessment 2020 (HEDNA). This sets the context for the amount of housing and employment land that is needed over the plan period, and therefore has a bearing on the ways that growth could realistically be distributed across the District.

Housing needs

4.2.5 The HEDNA identifies a need of between 342 and 382 dwellings per hectare to meet employment growth. However, the Council considered that an uplift should be made for flexibility and to take account of wider economic aspirations. Consequently, a target of 402 dwellings per year has been identified as reasonable, which equates to 8040 dwellings over the plan period.

4.2.6 The Council consider alternatives below this figure to be unreasonable as this may not support economic growth.

4.2.7 When options assessment work was being undertaken, there was uncertainty regarding whether higher levels of growth might arise (*due to ongoing consultation by the Ministry of Housing, Communities and Local Government on the revised standard housing methodology*). Therefore, a higher growth scenario of 589 dwellings per year (11,780 over the play period) was also considered to be potentially reasonable and has also been assessed through the SA. This figure was the figure for the District with the proposed revisions to the standard housing methodology.

Employment needs

4.2.8 The HEDNA identifies a need for a minimum of 110ha. The current supply position illustrates that there is sufficient employment land in the pipeline to meet and exceed identified needs.

Distribution of development

4.2.9 In terms of distribution, a range of factors was considered when exploring what might be reasonable. First and foremost, any approach must be capable of delivering the Plan vision, otherwise it is not reasonable. Other important factors include:

- Existing patterns of development.
- Proposed site opportunities.
- Options and ideas proposed by stakeholders.
- Land supply.
- 'Hard' constraints.
- Deliverability.

4.2.10 The issues and options paper identified a range of 'broad options' for the distribution of housing and employment.

4.2.11 The following Spatial Housing Options were included in the Issues and Options Consultation Document in January 2020.

- Option 1 – New housing development to be dispersed across all settlements
- Option 2 – Focus development in towns and larger villages which have several key facilities and have good rail and highway connections
- Option 3 - Focus new housing development near future employment sites, through the expansion of villages in these locations
- Option 4 – Development along strategic transport corridors
- Option 5 – Provision of a new settlement
- Option 6 – A mix of options
- Option 7 – An alternative approach

4.2.12 At Issues and Options stage, the detailed distribution of development was not determined for the 7 housing options identified above. However, the Council undertook an analysis of the pros and cons of each approach and invited comments from stakeholders.

4.2.13 Feedback from consultation revealed a strong preference for Housing Option 6, and it also became clear to the Council from land supply and constraints information that a mix of development options would be an appropriate strategy to pursue.

4.2.14 With regards to employment growth, 6 broad options were identified as follows:

- Option 1 – Focus new development in locations which are in close proximity to existing large scale employment hubs
 - Option 2 – The re-use of brownfield sites for employment
 - Option 3 - Focus new employment development in close proximity to settlements along strategic transport corridors
 - Option 4 – Focus new development in close proximity to key transport hubs
 - Option 5 – A mix of the above options
 - Option 6 – An alternative option?
- 4.2.15 Notwithstanding the options above, the evidence in the HEDNA suggested that there is sufficient supply of employment land in the District for the Local Plan period. The strategy for the location of employment land is therefore already in place with regards to meeting identified needs (110.2 ha).
- 4.2.16 Despite this, a key aim of the Local Plan is to support sustainable economic growth. In particular, there is a desire to deliver the key strategic sites and place making schemes set out in the Selby District Economic Development Framework (2022). Two sites in this document have therefore been identified as locations where economic development will be supported. These are Gascoigne Wood (brownfield opportunity with importance as a rail interchange) and Olympia park (good links to Selby Town), which together total 90.95 ha.
- 4.2.17 The Council consider that there are no other alternatives to the employment strategy. Not supporting delivery of these opportunity sites is considered contrary to the Plan vision. There are no other strategic opportunities, and no evidence that suggests smaller dispersed growth of employment land is necessary.

The Reasonable Alternatives

- 4.2.18 Building on the work undertaken at Issues and Options stage, the Council established five options for delivering needs-led housing growth (402 dwellings per year). These are each a mix of the 'broad options' for growth, but the focus of development differs for certain settlements / growth locations.

Option A: Focus on Selby with smaller distribution elsewhere (a settlement hierarchy approach)

Option B: More development in the smaller villages, less development in Selby Town

Option C: Less development in Eggborough and Selby Town, more growth in smaller villages

Option D: Less development in Selby Town, expansion of Eggborough and more growth in smaller villages

Option E: Green Belt Release. Less development in Selby Town, expansion of Eggborough

- 4.2.19 At the higher scale of growth (to meet 589 dwellings per year as indicated by the Government's consultation on the revised standard housing methodology), only three options were considered to be reasonable.

Option F: Focus on Selby, 2 x new settlements and no Green Belt releases. (i.e. a settlement hierarchy approach).

Essentially this is the same as Option A, but to meet higher levels of need, there would be a requirement to maximise growth at Selby Town and introduce two new settlements.

Option G: Substantial Green Belt Release rather than dispersing growth to smaller settlements. There would still be a requirement for two new settlements though.

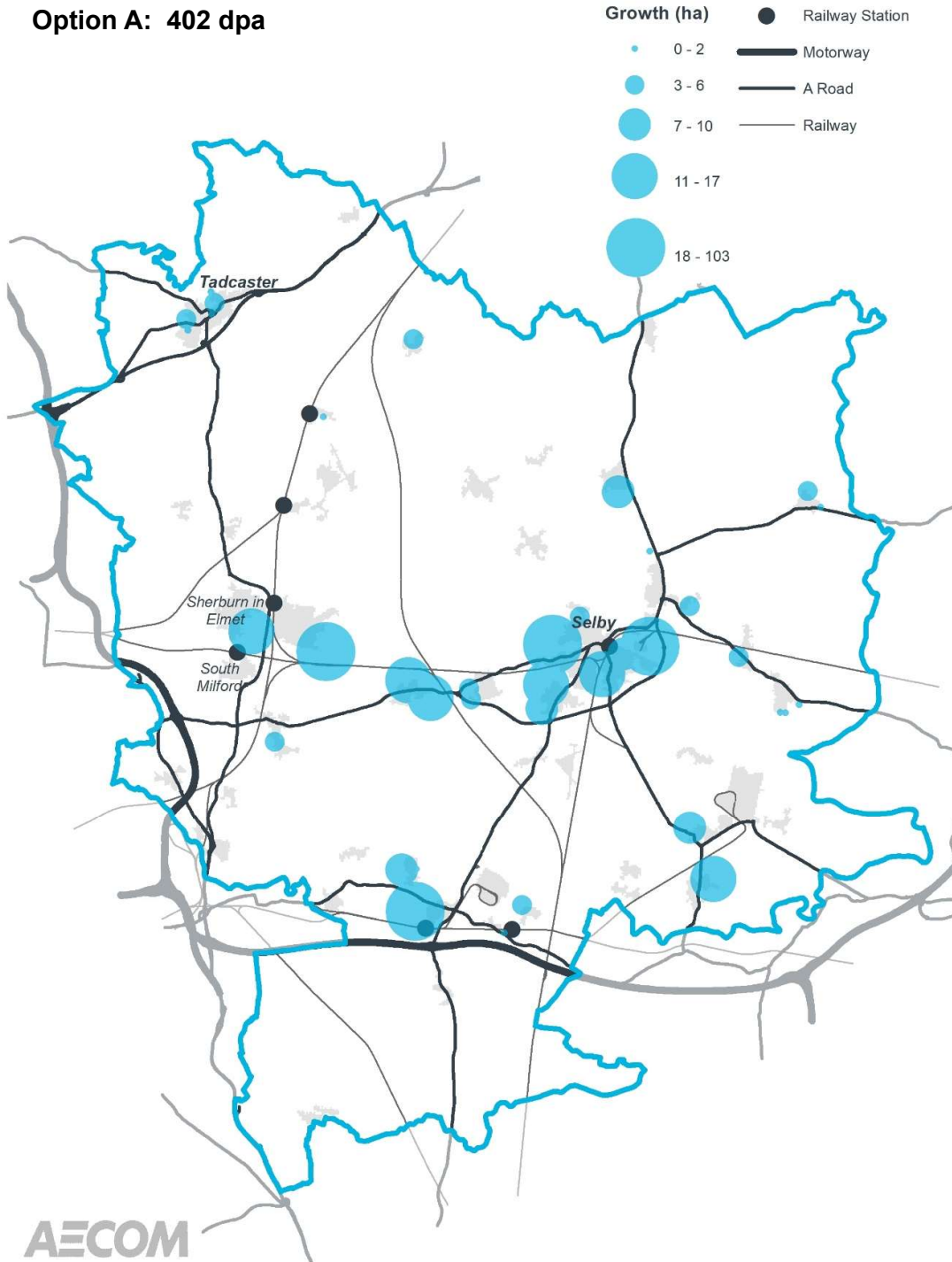
Option H: Limited Green Belt release and more widespread dispersed growth, and therefore require the delivery of three new settlements.

- 4.2.20 Table 4.1 below sets out the levels of development apportioned to different settlements and growth locations for each of the eight options.
- 4.2.21 It is evident that for many settlements, the level of growth involved is relatively consistent across the options. This reflects constraints and supply-side factors.
- 4.2.22 Where growth is higher or lower at particular settlements, this reflects a focus of those options. For example, growth at Tadcaster is set at 400 dwellings for all options except Option E, which involves an additional 200 dwellings through Green Belt release. At Sherburn in Elmet growth is set at 300 dwellings with the exception of Options E and G where additional growth in the green belt is considered for 500 dwellings.
- 4.2.23 With regards to employment, the strategy is consistent for each option. As discussed above, there is already sufficient land to support employment needs, but two strategic opportunity areas have also been identified as important elements of the Local Plan.
- 4.2.24 To aid in the understanding of each option, a map has been prepared for each that visualises growth. These follow Table 4.1.

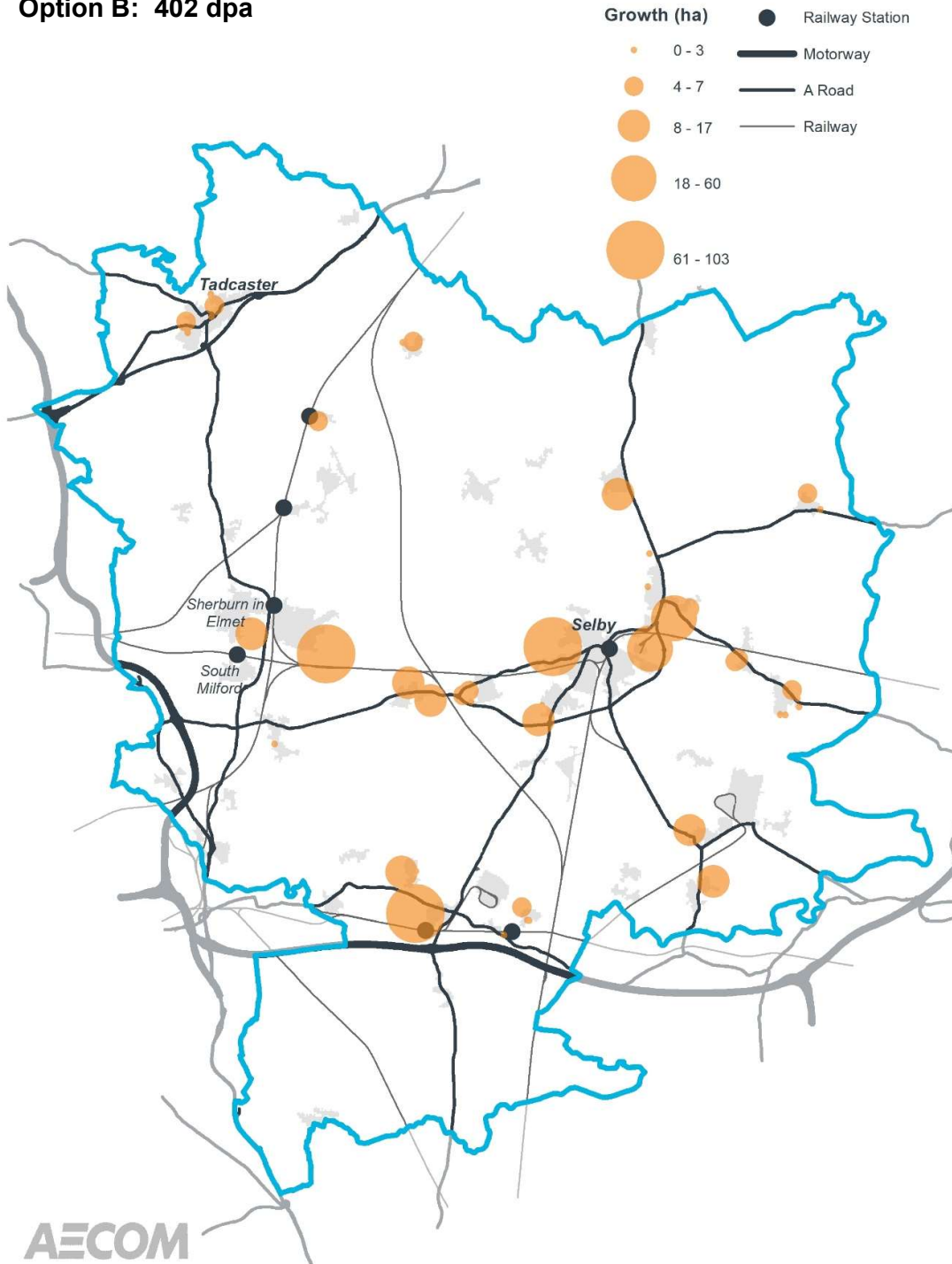
Table 4.1: Breakdown of the strategic growth options

	402 dwellings per annum (8040 dwellings over the plan period)					589 dpa (11,780 over the plan period)		
	Option A	Option B	Option C	Option D	Option E	Option F	Option G	Option H
Spatial Strategy Option Description	Focus on Selby with smaller distribution elsewhere	More development in the smaller villages, less development in Selby Town	Less development in Eggborough and Selby, more growth in smaller villages	Less development in Selby Town, expansion of Eggborough and more growth in smaller villages	Green Belt Release. Less development in Selby Town, expansion of Eggborough	Focus on Selby, 2 x new settlements and no Green Belt releases.	Substantial Green Belt Release and 2x New Settlements	Limited Green Belt Release and 3 x New Settlements
Supply @ 31.03.2020	2285	2285	2285	2285	2285	2285	2285	2285
Residual Target	5755	5755	5755	5755	5755	9495	9495	9495
Selby Town	1750	550	550	550	550	2050	1750	1750
Tadcaster	400	400	400	400	600 (200 of which Green Belt)	400	400	400
Sherburn in Elmet	300	300	300	300	800 (500 of which Greenbelt)	300	800 (500 of which Greenbelt)	300
Eggborough	1350	1350	400	1350	1350	1350	1350	1350
New Settlement(s)	One 1260 in plan period / 3000 in total	One 1260 in plan period / 3000 in total	One 1260 in plan period / 3000 in total	One 1260 in plan period / 3000 in total	One 1260 in plan period / 3000 in total	Two 2520 in plan period / 6000 in total	Two 2520 in plan period / 6000 in total	Three 3780 in plan period / 9000 in total
Green Belt Description					200 Tadcaster 500 Sherburn		+1000 outside of Selby, Tadcaster and Sherburn	+500 outside of Selby, Tadcaster and Sherburn
Tier 1 Villages	810	1350	1650	1200	1200	2100	1320	810
Tier 2 Villages	700	1200	1525	1050	900	1600	1100	850
Smaller Villages	Windfall	Windfall	Windfall	Windfall	Windfall	Windfall	Windfall	Windfall
TOTAL	6570	6410	6085	6110	6660	10,320	10,240	9,740
'Oversupply'	815	655	330	355	905	825	745	245

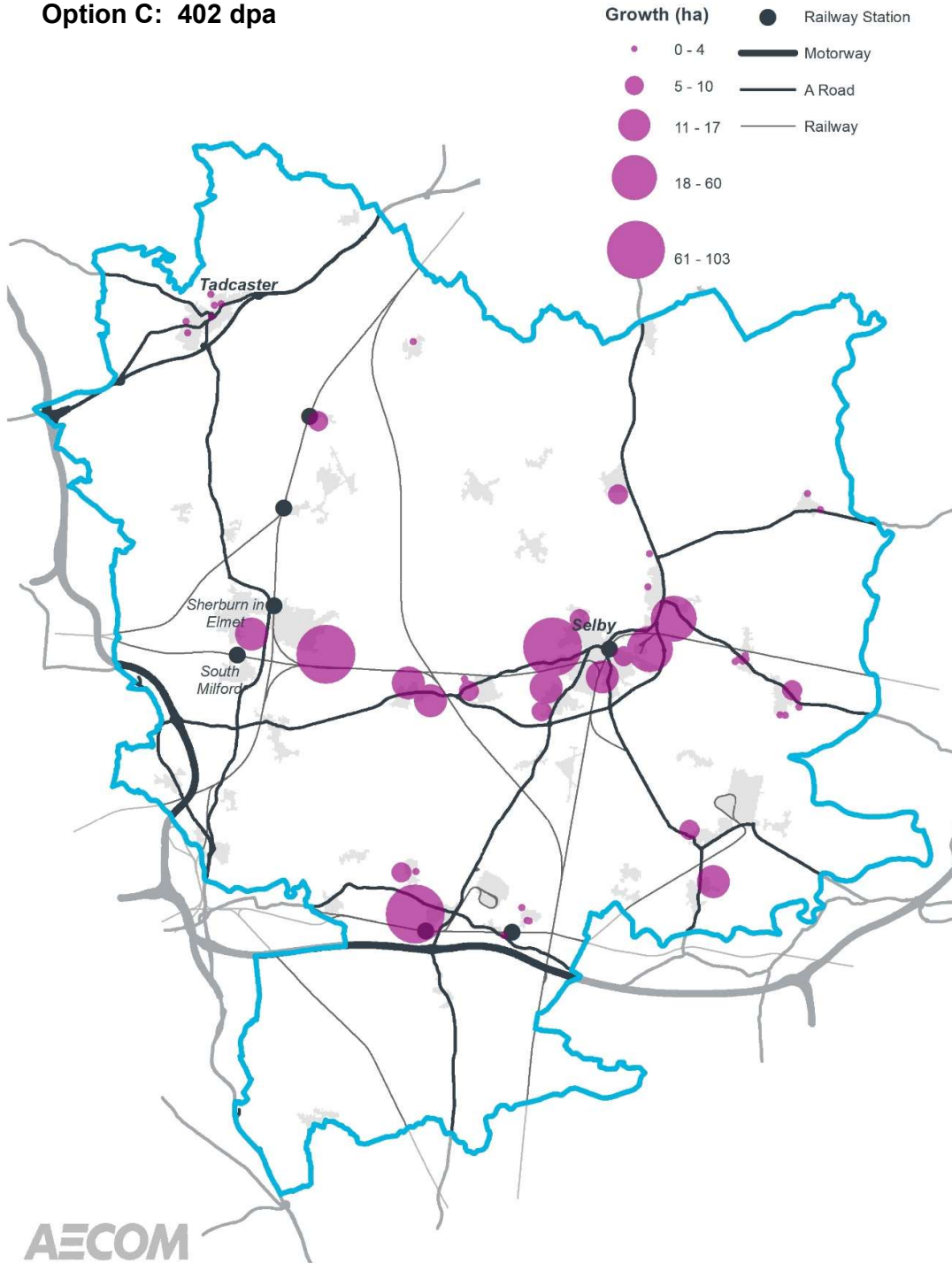
Option A: 402 dpa



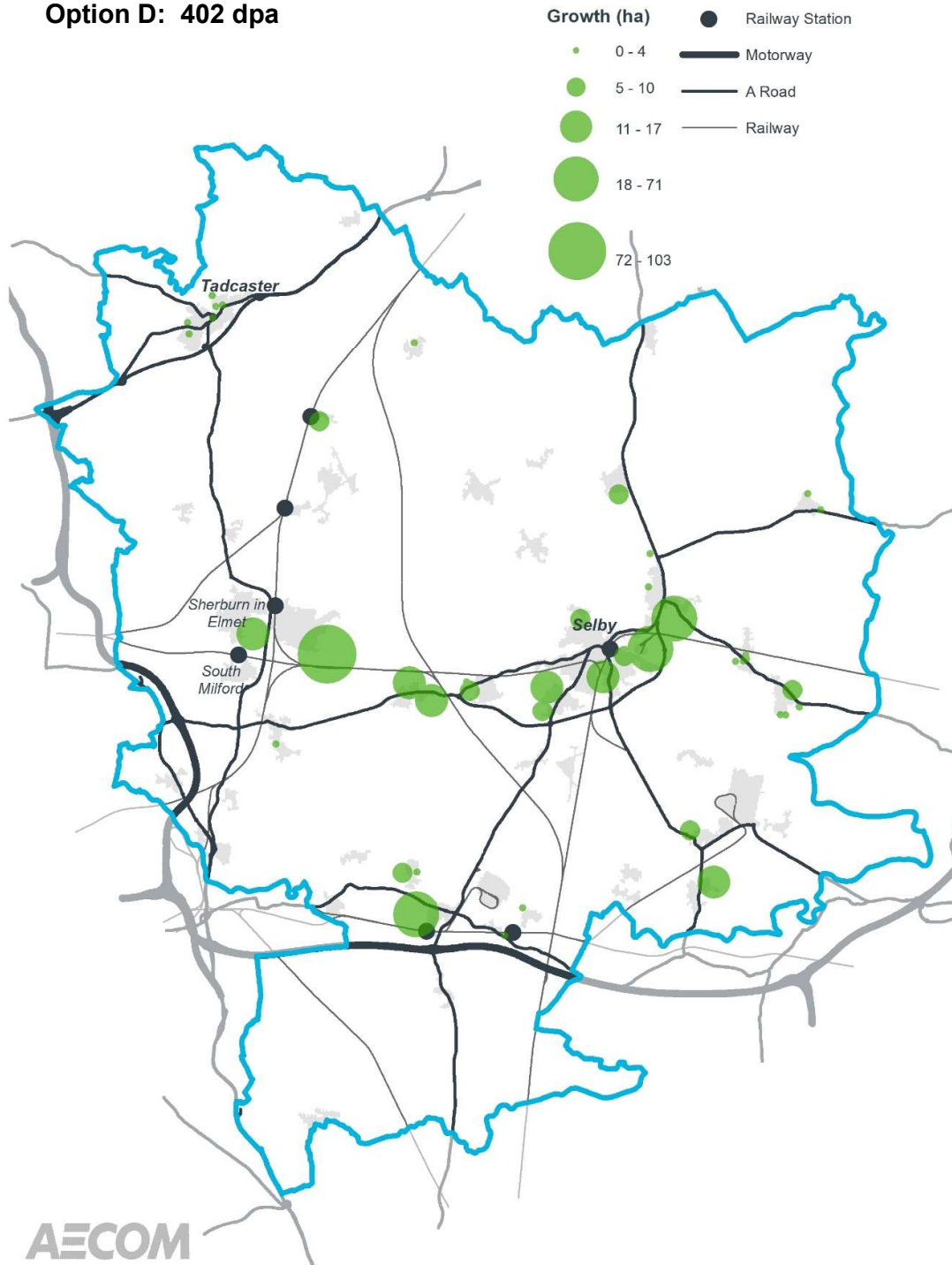
Option B: 402 dpa



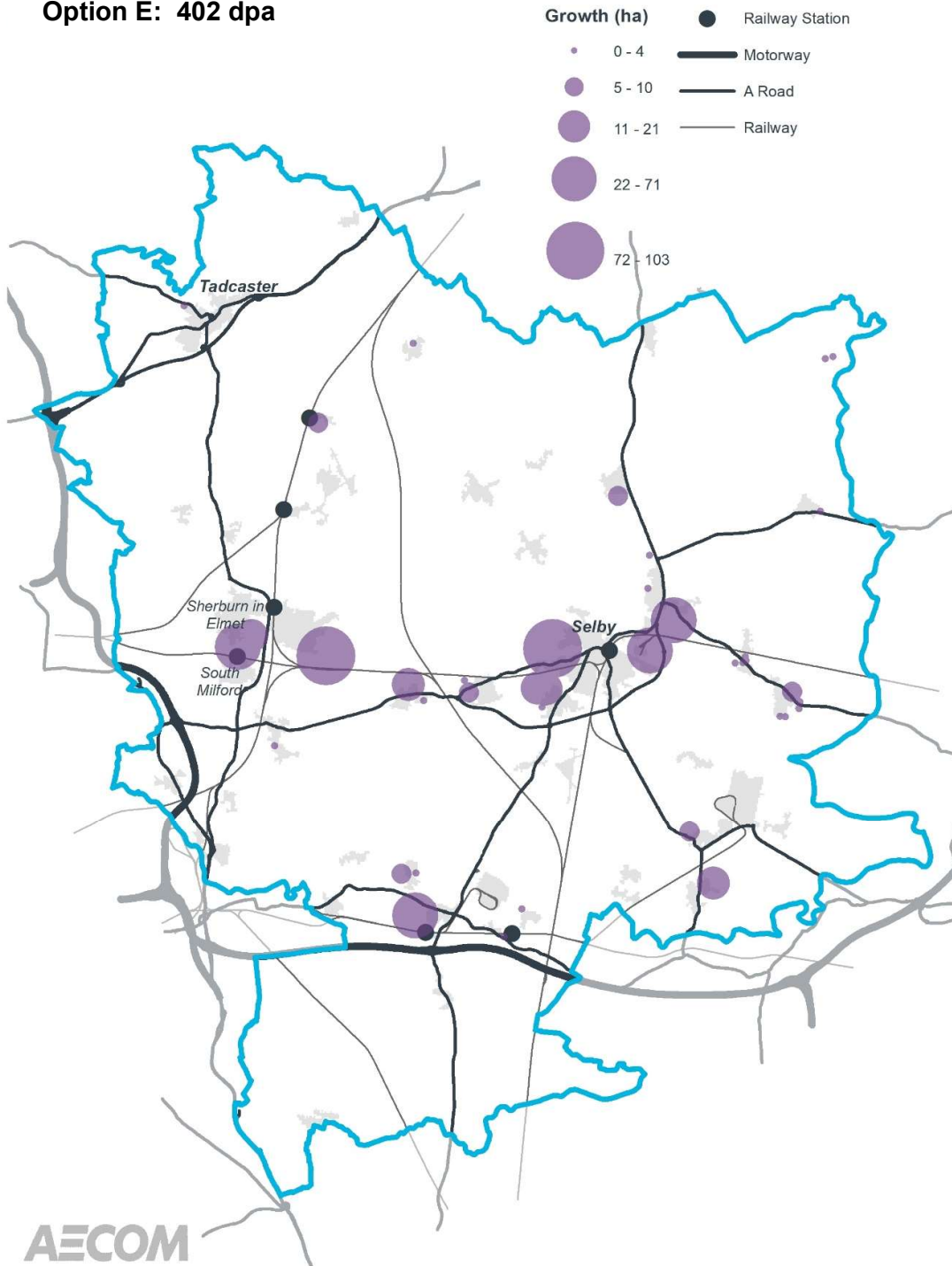
Option C: 402 dpa



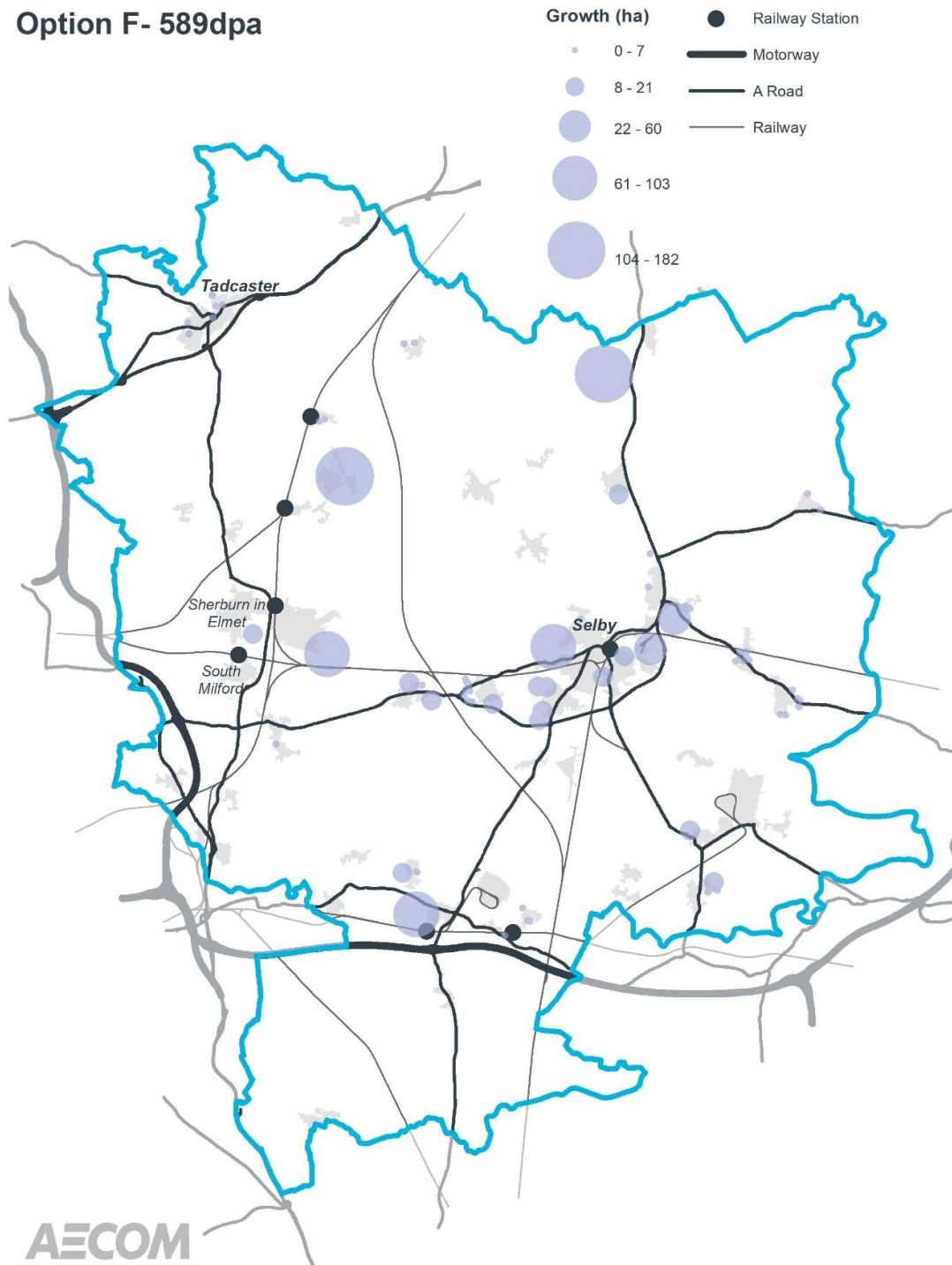
Option D: 402 dpa



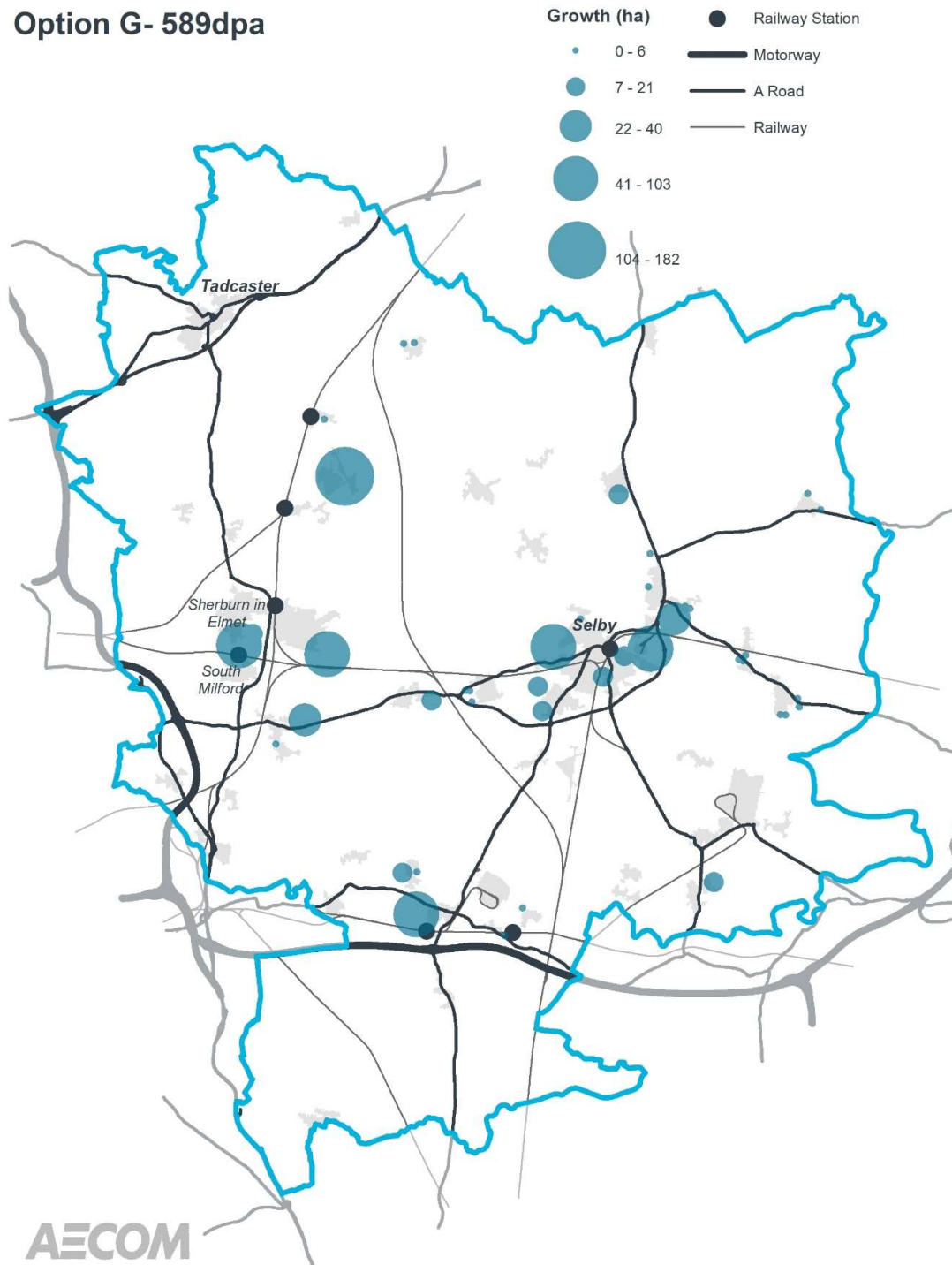
Option E: 402 dpa



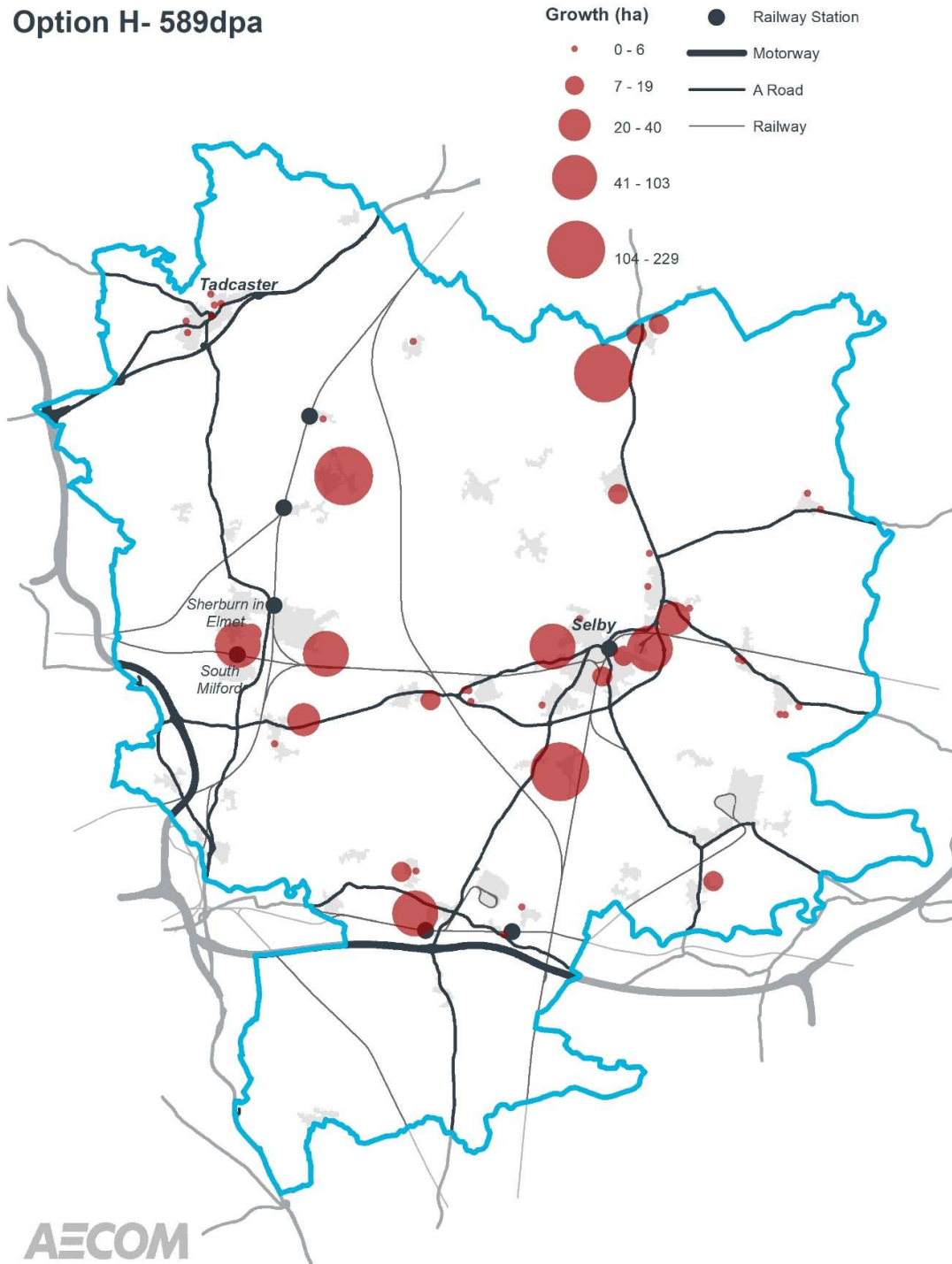
Option F- 589dpa



Option G- 589dpa




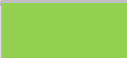
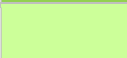
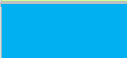



Option H- 589dpa



5. Appraisal findings: Strategic Spatial Options

5.1 Methods

- 5.1.1 The appraisal of spatial options has been undertaken by assessing each option against a framework of sustainability objectives.
- 5.1.2 These sustainability objectives for the SA were established at the Scoping Stage of the SA process.
- 5.1.3 The aim is to identify what the effects would be as a result of development and how this compares to what might otherwise be expected to happen (the projected baseline).
- 5.1.4 To determine effects, account is taken of a range of factors including the magnitude of change, the sensitivity of receptors, the likelihood of effects occurring, the length and permanence of effects, and cumulative effects. This gives a picture of how significant effects are likely to be, ranging from neutral, minor, moderate and major. The table below sets out the scale that has been used to record effects.
- 5.1.5 When determining what the overall effects of each option are, account has been taken of the different effects that could occur in different settlements and locations across the district. A detailed picture has been built up for each sustainability topic as to how different patterns of growth would affect the District. In some cases, the overall effects might be the same, but how these arise might be quite different.
- 5.1.6 To support the assessments, we have referred to SA objective information and facts gathered in support of the Scoping Stage. However, as with all assessments, a degree of professional opinion is involved, and this should be recognised.

Major positive	
Moderate positive	
Minor positive	
Neutral	
Minor negative	
Moderate negative	
Major negative	
Uncertainty	?

5.2 Summary of findings

5.2.1 The table below presents a visual summary of the strategic options appraisal findings. This is followed by a summary of the effects by each SA topic, and then a comparison of each option.

5.2.2 For clarity, the Council's proposed preferred approach (Option A) at this stage is highlighted below in purple.

5.2.3 Option A is the only one of the needs-led options that generates major positive effects in terms of all three topics of housing, economy and employment and health. This owes to the fact that it focuses growth in and around Selby Town, which brings together housing and employment opportunities, whilst also being one of the only areas in the District that experiences higher levels of multiple deprivation.

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

5.3 Population and Communities

Needs-led growth

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

Higher growth

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

5.4 Climate change mitigation

Needs-led growth

- 5.4.1 It is considered that development proposed under any of the options has the potential to incorporate renewable or low carbon energy. However, generally larger-scale developments offer a greater opportunity to incorporate renewable or low carbon energy. For example, in larger schemes, large active solar systems can be combined with community heating schemes to support renewable energy and increased energy efficiency. In this context, those options that involve strategic developments (such as new settlements and settlement expansion) ought to be more beneficial to meet this objective. That said, if these schemes are required to support other improvements to infrastructure, then the potential for low carbon development could become more problematic. At this stage, it is recommended that any approach that is followed should seek to explore the potential for on-site measures to reduce carbon emissions and generate low carbon energy.
- 5.4.2 In terms of emissions from transport there is little to add to the discussion presented under the air quality and transportation SA themes. Road transport is a significant contributor to greenhouse gas emissions in the District, with the rural nature of the much of the District, as well as issues relating to public transport provision, meaning that car ownership is particularly high. It is considered that all the options have the potential to lead to increases in greenhouse gas emissions from transport given that they all propose significant growth likely to lead to an increase in car-based travel. It is also recognised that growth focussed towards key settlements (Selby, Tadcaster and Sherburn in Elmet) would likely capitalise upon existing sustainable transport infrastructure present at these locations. This is potentially positive for Option A, but Options B, C, D, E and F, which focus a higher level of growth towards lower tier settlements (Tier 1 and Tier 2 villages) is likely to increase private car journeys as residents would need to travel further afield e.g. to major service centres such as Selby Town in order to access services and employment opportunities.
- 5.4.3 As a result, Option A is predicted to have **neutral effects** overall, whilst Options B, C, D and E **minor negative effects** (as there would be a refocusing of growth to broadly less accessible locations). This is related primarily to patterns of travel.

Higher growth

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

5.5 Economy and Employment

Needs-led growth

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

Higher growth

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

5.6 Transport

Needs-led growth

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

Higher growth

- 5.6.3 Each of the higher growth options should bring greater potential for investment in infrastructure. This is especially the case for strategic developments, which are included in the higher growth options.
- 5.6.4 All three higher growth options also focus a large amount of growth to Selby Town, and as discussed above this should support sustainable patterns of travel.
- 5.6.5 Option F involves a lot of growth in less accessible settlements too though, and this offsets the positives to an extent. Therefore, overall **minor positive effects** are predicted.
- 5.6.6 Option H involves three new settlements, that should help to secure investment in strategic infrastructure, develop sustainable communities that promote active travel, and also help to support surrounding settlements. This is a significant positive effect. However, this option involves 500 dwellings on Green Belt sites in locations that are likely to be less accessible. Coupled with growth within the Tier 1 and 2 settlements, this offsets the positives somewhat. Therefore, only **moderate positive effects** are predicted overall.
- 5.6.7 Option G has similar effects, but the new settlement opportunities are reduced compared to Option H. Instead, development would be distributed to Green Belt sites around Tier 1 and 2 settlements (1000 dwellings). Whilst these could still support some infrastructure, it would be less expansive, and several settlements have relatively limited access to the district's employment and services. Therefore, **minor positive effects** are predicted overall.

5.7 Historic environment

- 5.7.1 Overall, it is difficult to rank the options in terms of preference against the historic environment SA theme, so the assessment here is not split between Needs-Led Growth and Higher Growth Options.
- 5.7.2 All options are predicted to have potential negative effects through directing development to areas in that are sensitive in terms of the historic environment; albeit in different areas of the district. It is considered that as the level of growth increases so does the potential for significant effects. However ultimately, effects will be dependent on the design/ layout of development as well as the implementation of mitigation measures.
- 5.7.3 The main differences are discussed below:
- 5.7.4 Option A focuses the most growth in and around Selby Town (along with higher options F, G and H). This is a sensitive settlement, but most of the site options are on the urban periphery. Whilst negative effects are still likely, they are more likely to be minor in nature. The regeneration of brownfield sites could also lead to some improvements in townscape.
- 5.7.5 For Tadcaster there are likely to be major positive effects because the preferred approach (Option A) and all other options except Option E provide for a heritage-led approach to housing development which will deliver improvements to heritage assets (including many listed buildings and the conservation area) and provide a catalyst for wider regeneration of the historic town such as bringing back into use vacant and derelict properties and sites which currently have a negative impact on the town.
- 5.7.6 The level of growth at the smaller settlements is also smaller under this approach, helping to avoid negative effects there. The other elements of this approach are large scale developments at Eggborough (which ought to be possible without generating significant effects), and at one new settlement. The site chosen for the new settlement is important in terms of effects on cultural heritage. Whilst Stillingfleet and Burn sites could affect the character of settlements or listed buildings in the wider vicinity, mitigation ought to be possible and effects minor. However, the site at Church Fenton Airfield contains scheduled monuments and the effects could be more significant although substantial investment in a new settlement provides the opportunity to protect and enhance these heritage assets which might otherwise not be available. There remains a choice at this scale of growth though. Overall, **minor negative effects** are predicted.
- 5.7.7 Whilst the effects in Selby Town might be less significant for Options B, C, D and E, it is perhaps more difficult to avoid the negative effects arising in locations where settlements are small scale and any change might be difficult to accommodate without affecting their character.
- 5.7.8 For this reason, Option C records **moderate negative effects** overall as a large amount of growth is directed to the Tier 1 and 2 settlements.
- 5.7.9 Options B and D spread growth to the Tier 1 and 2 settlements to a lesser extent, whilst also avoiding large amounts of growth at Selby Town and Tadcaster (as for all of the options except Option E). As such, **minor negative effects** are predicted overall.

- 5.7.10 Option E (Needs-led growth) directs a greater proportion of the growth to Tadcaster and Sherburn in Elmet and involves higher growth overall than A-D. Tadcaster Green Belt could be sensitive to change, whilst the large scale of growth involved at Sherburn in Elmet would be likely to affect the historic setting of several listed buildings, and potentially the nearby Scheduled Monument. As a result, **moderate negative effects** are predicted overall.
- 5.7.11 The higher growth levels involve increased pressures on multiple settlements, and hence major negative effects are more likely to arise.
- 5.7.12 Though Option H places much growth at the new settlements, one of these is sensitive and would definitely be involved. The release of Green Belt land could also be associated with sensitive historic landscapes or the setting of rural buildings. Therefore, the potential for **major negative effects** overall is recorded.
- 5.7.13 Option G is predicted to have potential major negative effects as the combination of relatively high levels of growth in the Tier 1 and 2 villages, and Green Belt release around these settlements could generate **major negative effects** on character.

5.8 Health

Needs-led growth

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

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

Higher Growth

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

5.9 Air quality

Needs-led growth

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

Higher Growth

- 5.9.5 At a higher scale of growth, the effects are likely to be exacerbated regardless of the distribution. Therefore, moderate negative effects are predicted with greater certainty.

5.10 Biodiversity

Needs-led growth

- 5.10.1 Where the level of growth and similar site options are involved between the different options, the effects in terms of biodiversity are the same.
- 5.10.2 This also applies to the new settlement element of each option, which provide the potential for positive or negative effects depending upon the location chosen.
- 5.10.3 The main differences between the options are as follows:
- 5.10.4 Option A focuses more growth to Selby Town, and less to the Tier 1 and 2 settlements. This reduces pressure on biodiversity in the countryside and means that more sensitive locations can be avoided. Whilst growth in Selby Town is higher under Option A, it would not be likely to lead to significantly different effects here compared to the other options that involve lower growth. Therefore, overall only **minor negative effects** are recorded.

- 5.10.5 Option C involves less growth in Selby Town and Eggborough and more at the Tier 1 and 2 villages. Though most of the smaller settlements are not sensitive to small scale developments, there is less scope for strategic enhancements and at specific villages there are notable constraints. This creates a more negative picture overall; so **moderate negative effects** are predicted.
- 5.10.6 Option E involves higher levels of growth in Sherburn in Elmet, which could potentially have negative effects on a Site of Special Scientific Interest (SSSI). It also still involves growth in some of the smaller villages that could be affected by that growth. As such **moderate negative effects** are predicted overall.
- 5.10.7 Options B and D are less likely to give rise to issues in Sherburn in Elmet and gives more flexibility in the Tier 1 and 2 areas compared to Option C, and hence the effects are also **minor negatives** overall.

Higher growth

- 5.10.8 At a higher scale of growth, for option F, which disperses growth the effect upon sensitive areas in the tier 1 and 2 settlements is increased. There is also potential for more substantial effects at new settlements, but this depends upon those which are involved and the nature of enhancements that can be secured. The potential for **major negative effects** is more likely with such an approach overall.
- 5.10.9 Options G and H do not increase the potential for impacts in most settlements, as the majority of additional growth is focused on new settlements. Having said this, there is a substantial amount of growth in the Green Belt for Option G which could give rise to moderate negative effects in several locations. Cumulatively, this could give rise to a potential **major negative effect** for Option G. There is uncertainty relating to the location of Green Belt sites.
- 5.10.10 The overall affects for Option H are predicted to be **minor negative**.
- 5.10.11 **NB:** It is important to acknowledge, that although negative effects are predicted for all of the options, this is a precautionary approach, which focuses on avoidance of biodiversity loss and pressures on existing important sites.
- 5.10.12 In practice, there will be a legal requirement to achieve net gain of 10% biodiversity for all developments. Therefore, development ought to lead to an overall positive effect in the long term, regardless of distribution and overall growth.
- 5.10.13 Where the benefits occur, and the extent of enhancements would be dependent upon successful identification of land to accommodate enhancements. Local Nature Recovery Strategies will be extremely important in this respect. However, the location and type of new development can facilitate nature recover strategies. In particular, large new settlements and urban expansions ought to have good potential to secure improvements on site. If habitat banks are established in the district, smaller schemes can also make a contribution in this respect. The overall effects in the long term are predicted to be positive provided that the Plan Policies are proactive, and the planning system is linked to wider measures for nature recovery and the enhancement of ecosystem services across Selby District.

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

5.11 Land and Soil

Needs-led growth

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

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

Higher growth

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

5.11.4 At this higher scale of growth Option G performs the best in terms of the efficient use of land as it involves 2 new settlements on former airfields (avoiding the further loss of Green Belt and high-quality agricultural land). Therefore, the effects are **moderately negative** for Option G and **major negative** for Options F and H.

5.12 Climate Change adaptation

Needs-led growth

5.12.1 Selby District is characterised by large areas of floodplain, and as such many of the key settlements have experienced flooding issues. However, there are a range of areas that benefit from flood defences, which reduce the risks somewhat. In the longer term, with increased risks posed by climate change, it is important to manage flood risk and avoid areas that fall within vulnerable locations. If flood defences become overwhelmed, then these areas would undoubtedly be affected.

5.12.2 All the options involve growth in Selby Town, with a range of sites involved. For Option A, growth associated with the town is maximised, and as such several sites that fall within areas of flood risk are included. Though flood defences protect these areas, this is still a minor negative effect. For Options B-E the growth in Selby Town is lower, and for Options B and E, this means that negative effects ought to be possible to avoid. For C and D however, the same areas as those included in Option A are involved.

5.12.3 The options are all likely to score similarly in terms of growth in Tadcaster, with some minor negative effects for all options. The expansion of Eggborough is unlikely to cause particular issues, and though there is some flooding risk at certain Tier 1 and 2 villages, there are locations where growth can be accommodated.

5.12.4 As a result, each of the options are predicted to have minor negative effects overall. Options B and E do perform better than A, C and D though as the amount of new development proposed in Flood Zones 2/3 is slightly lower overall.

5.12.5 In terms of new settlements, the effects are dependent upon which is chosen and the Sustainable Drainage Systems (SuDS) that are implemented. Stillingfleet is most preferable, with some issues associated with Church Fenton Airfield and greater constraints at the Burn Airfield.

Higher growth

5.12.6 With regards to the higher growth options, increased dispersal for Option F is not considered likely to lead to more significant effects. For Options F and G which include just two of the new settlements, it ought to be possible to avoid the more sensitive Burn Airfield site. Therefore, only minor negative effects are predicted, but there is some uncertainty (given that the Burn Airfield might still be involved).

5.12.7 However, for Option H, all 3 new settlements would be required, which gives rise to moderate negative effects overall.

5.13 Housing

Needs-led growth

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

Higher growth

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

5.14 Landscape

Needs-led growth

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

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

Higher growth

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

5.15 Water

Needs-led growth

- 5.15.1 Development will require servicing in terms of water supply, water treatment and drainage. The locations and headroom capacity of treatment plants has not been determined. However, there are assumptions made that the larger urban centres are supported by sufficient infrastructure, whilst smaller and more remote villages may be more likely to require upgrades to support notable levels of growth. In this respect, Option A is likely to be appropriate, whilst dispersed approaches (Option C in particular) could be more problematic.
- 5.15.2 Large parts of the District are designated as Nitrate Vulnerable Zones, and there are a number of countryside stewardship schemes operating through the District, with priority locations identified in term of pollutants and sedimentation from farming. This includes Sherburn in Elmet, Eggborough, South Duffield, Barlby with Osgodby, and Church Fenton.
- 5.15.3 This suggests that pollution from agriculture is an issue in parts of the District, but also that agreements are in place to help manage water quality and biodiversity interests. A change in use could therefore have mixed effects in terms of water quality.
- 5.15.4 On one hand, the effects might be reduced in terms of polluting activities, but on the other, management measures may no longer be in place, and there would be greater pressure on drainage and treatment networks. The areas most likely to be affected are Sherburn in Elmet and the Tier 1 and 2 settlements. Therefore, Options C and E could be more likely to give rise to effects.
- 5.15.5 Several of the Tier 1 and 2 villages also fall within or close to drinking water protection areas and / or safeguard zones (*Barlby with Osgodby, North Duffield, Carlton, Hensall, and Hemingbrough*). Whilst non-statutory designations, these show that the water environment in such locations is sensitive to change and ought to be carefully managed.
- 5.15.6 Some smaller villages are also close to and may lead to discharges into the River Derwent SSSI (for example Hemingbrough and South Duffield). For Option C in particular, these issues would need to be addressed.

- 5.15.7 Water Framework Directive data shows that there is currently moderate water quality in watercourses passing through Tadcaster, Selby Town and Eggborough. Other watercourses in the District are of poor quality, and this includes some close to Sherburn in Elmet. This means Option E could potentially have more notable effects in terms of water quality.
- 5.15.8 At this stage, potential **moderate negative effects** are presumed from a precautionary point of view (acknowledging a degree of uncertainty)
- 5.15.9 Options A, B and D are predicted to have **minor negative effects**, but uncertainty also exists.

Higher Growth

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

5.16 Overall summary

Needs-led growth

- 5.16.1 The growth options perform similarly for a range of SA Objectives, with each having the same overall significance of negative effects with regards to land and soil, climate change adaptation and landscape. This demonstrates that there are common elements to each option, but also that the choices between distribution do not make a significant change in the outcomes.
- 5.16.2 This is largely because there are sensitive landscapes across the District, a large amount of agricultural land that overlaps with site options, and flood risk is widespread.
- 5.16.3 Whilst the differences are not huge, there are some areas where certain distributions perform better or worse than the others though. These are discussed below.
- 5.16.4 Option A is the only one of the needs-led options that generates major positive effects in terms of housing, economy and employment and health. This owes to the fact that it focuses growth in and around Selby Town, which brings together housing and employment opportunities, whilst also being one of the only areas in the District that experience higher levels of multiple deprivation.
- 5.16.5 Given the broader range of services and accessibility that Selby Town affords, the effects in terms of accessibility, transport and climate change is also slightly better for this option compared to the others. However, focused growth in Selby Town does increase the potential for negative effects in air quality compared to options B, D and E.
- 5.16.6 Whilst Option C does have benefits, it performs slightly worse overall compared to the other options. This is due to the potential for greater negative effects on the built and natural character of smaller settlements, poorer access to services that is likely to occur, and pressures on water and biodiversity.

- 5.16.7 Options B, D and E perform fairly similarly to one another, with Option E being slightly more negative in terms of biodiversity, heritage and water. With the exception of air quality, these options are predicted to have either the same or slightly worse degree of effects overall compared to Option A. They perform generally better than Option C, with the exception of population and communities.

Higher growth

- 5.16.8 Broadly speaking, the effects for the lower growth options are less pronounced than their higher growth equivalents. Whilst the significance of positive effects increases for some topics such as economy, health, housing and communities, the negatives also generally increase in significance. Option A (which is a lower growth option) also gives rise to several major positive effects, but with a lower range of negative effects compare to the higher growth options.
- 5.16.9 Of particular note is that the effects in terms of land and soil become major for two of the higher growth options, as does the likelihood / certainty that negative effects will arise in terms of air quality and heritage.

5.17 Rationale for selecting the preferred approach

- 5.17.1 Having considered the range of options identified above it was concluded that Option A, which includes the provision of an urban extension to Eggborough and a new settlement provides the most sustainable option as the levels of development could be supported without significant harm to the character of existing communities and their local services. In the absence of the provision of a new settlement and the urban expansion at Eggborough it would be necessary to significantly increase development in existing settlements, which will require improvements to existing infrastructure and have adverse impacts on the character and form of settlements.
- 5.17.2 The sites set out as Preferred Sites in the Local Plan Preferred Options consultation document are considered the most appropriate to deliver the level of growth set out in Option A having been examined through the site assessment methodology.

6. Appraisal of Individual Site Options

6.1.1 In order to inform the spatial approach and make decisions on the sites where development will take place, the Council undertook a 'call for sites' exercise from September 2019 through September 2020.

6.1.2 A total of 412 sites were received for consideration throughout this period. The potential supply of land when combined far exceeds needs and therefore, the Council have established a Site Assessment Methodology (SAM) to identify a preferred list of sites for allocation.

6.1.3 The SAM is outlined in detail in a separate document. In summary, there are three stages to site assessment in the SAM. These are outlined in the table below alongside how this relates to the SA process.

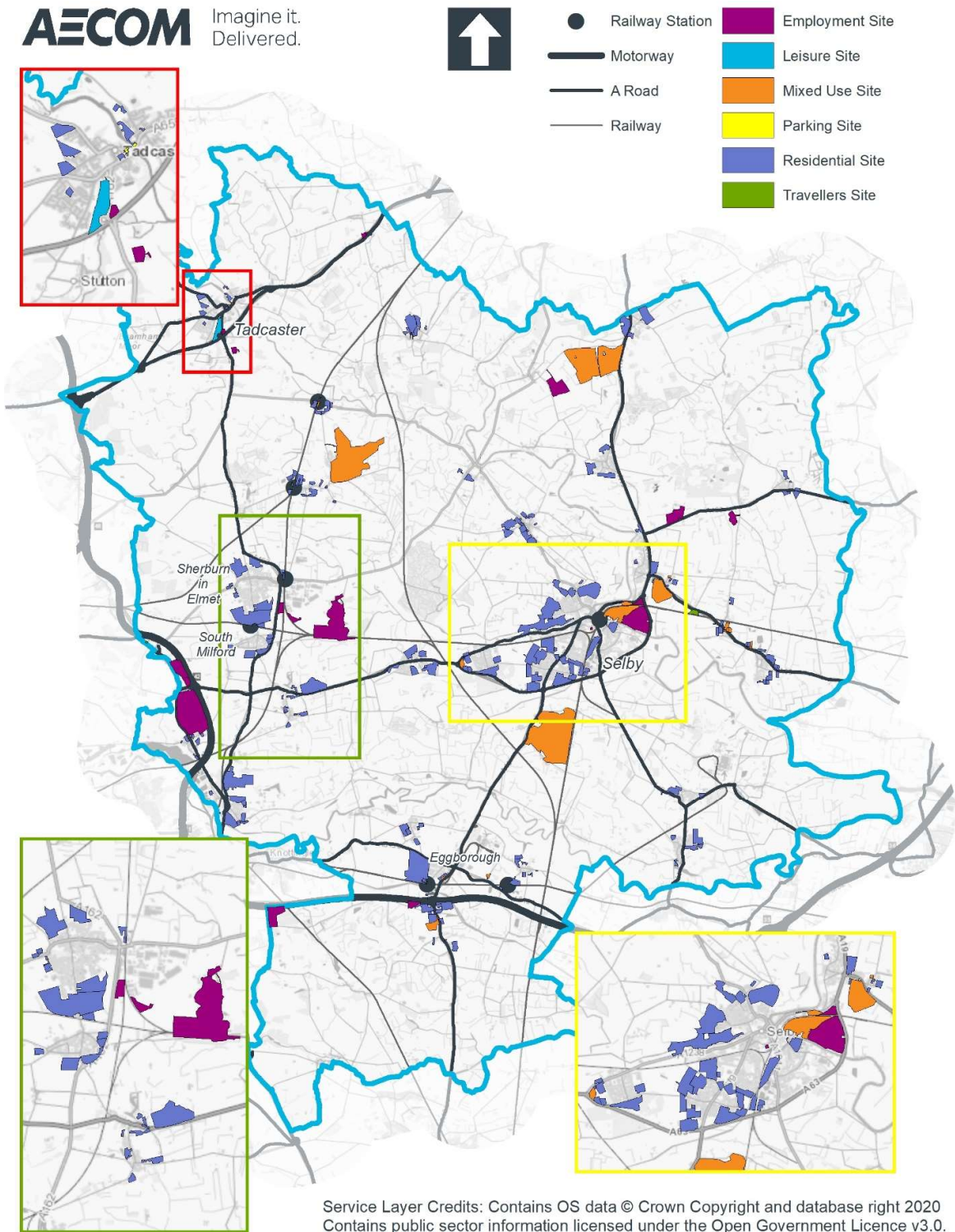
	SAM	SA
Stage 1:	Sites are considered against fundamental constraints both in physical terms and policy terms, for example flood risk and conformity with the proposed spatial strategy	A range of sites were discounted at this stage due to having a significant constraint and are therefore not considered to be reasonable alternatives for the purposes of SA ⁴ .
Stage 2:	Sites are then assessed in terms of their relative sustainability, these factors include their proximity to local services and employment, infrastructure constraints, as well as the environmental, social and economic impacts of the potential development of the site. This stage of the SAM is linked to the Sustainability Appraisal.	Sites without a significant constraint were appraised against the SA Framework. A site appraisal framework has been established to assess sites in terms of their relative sustainability. The SA site appraisal framework mirrors the SAM to a large extent. It can be found in both the SAM document and the updated SA Scoping Report ⁵ .
Stage 3:	Sites are assessed against factors such as ownership, availability, viability and achievability	NA

⁴ All submitted sites have been assessed through the SAM.

⁵ <https://www.selby.gov.uk/localplan>

- 6.1.4 A total of 251 sites are considered to be reasonable alternatives at this stage for the purpose of the SA. The options are illustrated on Figure 6.1 below, and consist of:
- 208 housing site options
 - 20 employment site options
 - 2 Gypsy and Traveller site options
 - 17 mixed use site options
 - 2 Leisure / retail site options
 - 2 car park site options
- 6.1.5 The remaining sites can be considered unreasonable options at this stage as they involve a 'significant constraint'. However, SA is an iterative process, which allows sites to be reconsidered throughout plan-making.
- 6.1.6 The matrix at Appendix C of this Interim SA Report sets out a visual summary of the SA site appraisal findings for each site considered to be a reasonable alternative at this stage.
- 6.1.7 A matrix showing the Sustainability Appraisal Objectives and how they link to the site selection criteria of the SAM is at Appendix B of the SAM. A Site Assessment Excel Spreadsheet containing all the sites and an Individual Site Profile for each site has been prepared setting out further explanation of the outcomes and associated scores and these are included at Appendix C of the SAM. These are all available at: <https://www.selby.gov.uk/localplan>

Figure 6.1: Reasonable alternative site options



Part 3: Appraisal of the Preferred Options Draft Local Plan

7. Background

7.1 Introduction

- 7.1.1 This section presents an appraisal of the Preferred Options Local Plan against the SA Framework. Effects have been identified taking into account a range of characteristics including; magnitude, duration, frequency, and likelihood. Combined, these factors have helped to identify the significance of effects, whether these are positive or negative.
- 7.1.2 The effects of the Plan ‘as a whole’ are focused upon; considering cumulative effects, synergistic effects and how the different plan policies interact with one another. This is important as Plan policies should be read in the context of the whole Plan and not in isolation.
- 7.1.3 Therefore, rather than presenting an appraisal of every individual Plan Policy against every SA Framework Objective, the effects are presented as a narrative discussion under each SA Topic. This prevents repetition, duplication and unnecessary discussions.
- 7.1.4 Where Plan policies are not mentioned under particular SA Topics, then the assumption should be that they are of little relevance and would not give rise to effects. Conversely, when the discussions refer to specific policies it is considered that these make a notable contribution to the significance of effects overall (either individually or in combination with other Plan policies).
- 7.1.5 The appraisal at this stage builds upon the work undertaken on the strategic growth options (given that Option A is a close representation of the preferred approach). A key difference is that a preferred suite of sites has been identified and supporting policies have been written alongside the spatial strategy. This allows for a more accurate appraisal of effects. In the main, this explains why effects may be more or less positive than predicted through the appraisal of spatial growth.
- 7.1.6 It should be noted that plan policies at this stage are referred to as ‘Preferred Approaches’ in the Preferred Options Local Plan document.
- 7.1.7 The significance of effects is recorded according to the following scoring convention.

Major positive effects

Moderate positive effects

Minor positive effects

Neutral effects

Minor negative effects

Moderate negative effects

Major negative effects

8. Appraisal findings

8.1 Air quality

- 8.1.1 The preferred spatial approach would see a large amount of additional growth in areas that already suffer from air quality issues (i.e. Selby Town), and this creates the potential for further pressures. Whilst Selby Town as the largest settlement is generally better served by public transport and services, an increase in car trips is likely on the road networks as a result of residential and employment growth over the plan period. The location and scale of development could perhaps lead to increased traffic along the A19, a part of which is currently identified as an AQMA at New Street within the town.
- 8.1.2 In this context, the principal preferred approach in relation to the Air Quality SA theme is **NE8** (Air Quality), which establishes three key goals in relation to quality standards, along with a suite of measures by which these goals will be achieved. The policy seeks to avoid development which could lead to a “significant” deterioration in air quality. It also looks to ensure growth does not increase the number of people exposed to poor air quality whilst avoiding conflict with an Air Quality Action Plan (AQAP) where such a plan is in place (currently only at the New Street Air Quality Management Area in Selby town centre). To achieve these overarching goals, new development will be expected to promote the uptake of low emissions vehicles, whilst also supporting sustainable transport so as to assertively suppress dependency on emissions-generating vehicles. Development proposals which are close enough to the District’s one AQMA to give rise to adverse effects (or to any future AQMAs not yet declared) will be expected to take steps to minimise and mitigate such effects.
- 8.1.3 As air quality considerations focus largely on emissions from transport, it is likely that a range of other policies are also likely to have an effect. Chief among these is **IC5** (Sustainable Transport) which seeks to maximise the opportunities afforded by sustainable modes of transport to contribute to “net zero emissions across Selby District”. In practice, this means providing in-principle support to proposals which enable travel by modes other than private vehicle, including through the provision of new active travel infrastructure and through improving access to public transport.
- 8.1.4 The spatial strategy should also have some benefits in this respect, as the intention is also to ensure that jobs and services can be accessed by foot or cycle, which helps to offset increases in car trips somewhat. However, there will also be a need to address the potential for continued or increased in-commuting that employment opportunities in Selby provide.
- 8.1.5 Similarly, **SG10** (Mitigating and Adapting to Climate Change) and **NE7** (Protect and Enhance Waterways) both include measures which seek to prioritise sustainable transport, and therefore minimise emissions generated by new development from transport. SG10 seeks to achieve this by supporting development proposals which “*maximise opportunities for active travel*” and ensuring that all new residential and commercial development “*provide electric car charging points*”. The significance of this in relation to air quality is highlighted in the supporting text of the policy, which notes that “*approximately 37% of the District’s carbon emissions are from road vehicles*”, indicating that efforts to reduce carbon emissions from vehicles will correspondingly help improve air quality.

- 8.1.6 **NE7** indirectly contributes to the promotion of low emissions travel by looking to protect and enhance waterways which “*have the potential as alternative transport modes ... to reduce carbon emissions*”. Such an objective is positive in principle, though it is recognised that in practice the effect is likely to be negligible in terms of impacting overall air quality in the District. (particularly as the policy does not involve any explicit measures or schemes).
- 8.1.7 Overall, on balance it is predicted that the Council’s policies and proposals of the Preferred Options Local Plan should give rise to **neutral effects** in relation to air quality once policy mitigation has been taken into account. There is potential to minimise additional emissions from vehicular traffic through a strong focus on providing sustainable transport connectivity through the development process. Several preferred approaches / policies also refer to the need to ensure adequate infrastructure for low-emissions vehicles, which should help move towards cleaner air in the longer term. In the short term, before the widespread uptake of electric vehicles and supporting infrastructure, there could be a slight deterioration in air quality, which for Selby Town is an uncertain **minor negative effect**.

8.2 Biodiversity

- 8.2.1 The key issues in respect of biodiversity are the need to conserve and enhance Selby District’s biodiversity, including internationally, nationally and locally designated sites, as well as strengthening habitats and the habitat network through the development process.
- 8.2.2 By focusing large amounts of growth to the District’s largest settlement, and the inclusion of standalone new settlements, the preferred spatial approach minimises the extent to which new development will come forward near sensitive biodiversity sites in the more rural areas of the District.
- 8.2.3 With this being said, some of the site allocations across the District fall adjacent to local wildlife sites and / or contain important features such as trees, hedgerows and ponds. Development has the potential to negatively affect such assets unless mitigation and enhancement measures are secured.
- 8.2.4 In light of this, preferred approach **NE4** (Protecting Designated Sites and Species) and preferred approach **NE5** (Biodiversity Net Gain for Ecological Networks) provide the principal strategic focus.
- 8.2.5 Selby District’s highest-order biodiversity designations are the internationally designated Skipwith Common Special Area of Conservation (SAC), along with the cross-boundary River Derwent SAC and Lower Derwent SAC, the latter of which is dual-designated as a Special Protection Area (SPA) and Ramsar site as well.
- 8.2.6 **NE4** states that the degree of protection extended to designated sites will be “*commensurate with their status*”, and correspondingly these international sites are identified as requiring a 5km development buffer around them, within which proposals must have regard for the findings of the Habitats Regulation Assessment (HRA).

- 8.2.7 In relation to lower-order designations, a presumption is established against development likely to result in harm to locally designated sites “*unless there are no reasonable alternative means of meeting the development need*”. The policy is clear that this includes Council-identified Sites of Importance for Nature Conservation (SINCs) in addition to nationally designated sites. Recognising that planning applications may be likely to come forward which have potential to impact these designated sites, the policy sets a requirement for such applications to “*be accompanied by an ecological assessment*” to demonstrate that lower impact alternative sites have been considered. There is a presumption against development which is found to have unacceptable potential for harm on biodiversity designations.
- 8.2.8 **NE5** supplements these protections by seeking biodiversity enhancements, specifically by providing support in principle for development which delivers a minimum 10% biodiversity net gain above the baseline. This is positive in principle and a 10% net gain target is considered likely to have positive effects if effective. The policy proposes a range of measures by which to achieve this.
- 8.2.9 However, in its current form **NE5** may risk being perceived as establishing a policy position centred on ‘no net loss’, saying in paragraph A1 that the starting point for achieving net gain will be the “*mitigation hierarchy*” which should be employed “*so that firstly harm is avoided wherever possible*”, before descending to mitigation and then compensation. The mitigation hierarchy is a key element of the net gain concept, but in its current form the policy is not clear that the mitigation hierarchy’s central function is to avoid the loss of irreplaceable habitats rather than as a means of achieving net gain in general. There could be a risk that **NE5** is interpreted as potentially supporting ‘no net loss’ in development proposals. In turn, this may serve to undermine the more ambitious proposals in part B of the policy, namely paragraph B2 which requires proposals to demonstrate via the use of the Defra (or equivalent) biodiversity metric that the 10% requirement has been achieved.
- 8.2.10 Therefore, whilst the policy intent of 10% net gain is positive, the policy as a whole would be enhanced by more directly linking the mitigation hierarchy with irreplaceable habitats. This would more clearly distinguish between the issue of avoiding the loss of irreplaceable habitats and the need to seek a net gain more broadly.
- 8.2.11 It is also important to ensure that newly created habitats or enhanced areas are viable in the long term, and resilient to climate change. Therefore, encouraging developments that allow the safe movement of species would be a useful issue to raise.
- 8.2.12 Preferred approach **NE2** (Protect and Enhance Green and Blue Infrastructure) gives recognition to the biodiversity significance of multifunctional green/blue infrastructure (GBI), setting out measures by which to “restore and extend” the GBI network in the District, including via the “*creation of an integrated network*”. The ambition to enhance and integrate the GBI network is a clear positive in principle, and this is given further weight by the policy’s in-principle support for development proposals which “increase connectivity of habitats” by connecting the district’s green spaces and designated sites. This is supplemented by **SG9** (Design of New Development), which recognises the potential for the development process to play a wider role in linking habitats, stating that new developments should “*should provide spaces for wildlife to encourage a more robust and connected network of habitats*”.

- 8.2.13 Elsewhere, preferred approach **NE1** (Protection of Green Spaces) and **NE3** (Protect and Enhance Landscape Character) look to protect and enhance green spaces more broadly. Although the purpose of such green spaces is principally not biodiversity, focussing instead on matters such as recreation or landscape, this is still likely to have positive effects. This is because protection of green spaces can play an important role in sustaining habitat network linkages at both a local scale and beyond.
- 8.2.14 **NE6** (Trees, Woodland and Hedgerows) and **NE7** (Protect and Enhance Waterways) establish a similar level of policy protection in relation to specific natural features, seeking to “prevent the loss of, and enhance” trees and hedgerows through the development process, whilst establishing protection for waterways which “are wildlife corridors to sustain biodiversity”.
- 8.2.15 Where specific biodiversity features are identified for site allocations, supporting policy approaches require their retention and protection wherever possible. This should help to avoid negative effects and make it easier to achieve net gain.
- 8.2.16 Overall, it is considered that the draft Local Plan will give rise to **minor long term positive effects** in relation to biodiversity due to the potential for protection and enhancement of habitats and the focus on connecting existing habitats to enhance the wider network. One cannot be sure at this stage that significant positive effects would arise, as there is uncertainty about how net gain would be secured. Identification of strategic enhancement opportunities, and what would happen where net gain cannot be secured on site would help in this respect.

8.3 Climate Change Adaptation

- 8.3.1 The key aspects of climate change adaptation are the need to direct development away from areas of greatest flood risk and avoiding exacerbating the urban heat effect as the climate warms.
- 8.3.2 The majority of the preferred allocations do not fall at risk of flooding, which means that flood risk ought not to be a problem. However, a handful of sites contain areas of fluvial and / or surface water flooding. At larger strategic sites, the potential to avoid areas of flood risk and incorporate natural drainage patterns and SuDs should be greater. For smaller sites, or where development falls mostly in areas at risk of flooding, the potential for negative effects exists.
- 8.3.3 By focusing growth at Selby town which has areas affected by flood risk, the preferred spatial approach will bring forward sites partially at risk from either fluvial or surface water flooding, though there is potential to minimise this risk through policy mitigation. The town is also protected by flood defences, but it is noted that a breach of these defences would lead to flooding across the town. Therefore, any new development in areas otherwise at risk of flooding needs to be designed accordingly.
- 8.3.4 In this context, preferred approach **SG10** (Mitigating and Adapting to Climate Change) and preferred approach **SG11** (Flood Risk) stand out as the most important policies. Areas of flood risk in the District are widespread, both in relation to fluvial flooding and surface water flooding and it will be important that future development adapts to the risks posed by climate change in relation to flooding.

- 8.3.5 Turning to flood risk first, **SG11** takes a two-stage approach to minimising flood risk in new development, first setting out criteria by which development proposals will be found to be acceptable in principle, and then making further detailed requirements for schemes which meet these criteria. In practice, this means that to be considered further, development proposals must be outside of the functional flood plain and must not increase the risk of flooding off site or must have passed the sequential and exception tests where necessary. The subsequent detailed requirements are intended to ensure that the location, design and layout of development all avoid unnecessary vulnerabilities in new development, as well as requiring mitigation features such as sustainable drainage systems (SuDS). This approach is reflective of the NPPF and should ensure that the effects in terms of flood risk are broadly neutral.
- 8.3.6 **SG10** is broad in scope, but the key messages of importance to flood risk are the requirement to *“take into account the long-term implications of climate change such as for flood risk”*. This is part of a broader message threaded throughout the policy centred on the need for new development to have climate change *“resilience”* embedded in. **SG10** therefore positions the need to avoid increased vulnerability to flooding as a central tenet of this resilience. There are no specific requirements set out with regards to resilience, which reflects the complexity of this issue. Therefore, whilst the policy is positive, it cannot be said with certainty that it would lead to significant effects.
- 8.3.7 Elsewhere, other preferred approaches have potential to give rise to secondary positive effects, recognising that flood risk can be influenced by several aspects of the development process.
- 8.3.8 **NE6** (Trees, Woodland and Hedgerows) provides support in principle to proposals which tree removal would not *“increase the risk of flooding”*.
- 8.3.9 The supporting text of preferred approach **NE7** (Protect and Enhance Waterways) recognises that Selby District’s rivers and canals, which it describes as *“key features”* of the District, can be *“the source of flooding in many parts of the District”*. In light of this, the policy text itself looks to ensure that riverbanks and water frontages which *“could support mitigation for flooding”* are protected from harm or loss.
- 8.3.10 With respect to minimising overheating associated with climate change, policy **SG10** identifies green infrastructure as a key adaptation measure, and policy **NE2** (Protect and Enhance Green and Blue Infrastructure) will therefore have potential for positive effects in relation to climate change adaptation.
- 8.3.11 Overall the Preferred Options Local Plan appears to be proactive in directing growth away from areas at greatest risk of flooding from all sources (where practical given the high degree of flood risk across the District), taking additional measures to minimise vulnerabilities on site through mitigation features where necessary.
- 8.3.12 The plan should also give rise to an increased rate of tree planting and open space provision within new development, features which can help minimise the urban heating effect. **Minor positive effects** are anticipated in the long-term, on the basis that the risks associated with the preferred spatial approach have good potential to be mitigated through the proposed policies of the draft Local Plan. To achieve significant positive effects, the Plan could set out firmer requirements in relation to the following:

- Require a reduction in surface water run-off on development sites from current levels.
- Require development to provide areas of shade and cooling on site, or to contribute towards cooling measures in urban centres (such as tree planting, green roofs).
- Identify specific parcels of land for the delivery of a connected network of green and blue infrastructure in urban area.
- Set a specific target for the number of trees to be planted across the District.
- Require climate responsive passive design features in new built homes.

8.4 Climate Change Mitigation

- 8.4.1 Mitigating the effects of climate change centres on the need to drive down CO₂ emissions from all sources. When focusing on elements within the scope and remit of a local plan, this means seeking to minimise and reduce emissions from the built environment as well as from transport.
- 8.4.2 There is merit in focussing growth to locations best served by existing sustainable transport options, and where provision of new or enhanced sustainable transport will benefit the greatest number of users. The preferred spatial approach promotes the growth of locations that are well supported and have good access to jobs and services (For example in Selby Town, and in new standalone settlements). In this respect, it is positive with regards to the contribution that growth will have in terms of emissions from transportation.
- 8.4.3 Looking in detail first at the built environment, the need to reduce emissions is most directly addressed through Preferred approach **SG10** (Mitigating and Adapting to Climate Change). The policy proposes a range of measures to reduce greenhouse gas emissions, including seeking “*on site energy provision through renewable and low carbon sources*” and minimising overall energy consumption through the “*location, orientation and design of buildings*”. The policy also empowers local communities to bring forward “*community-led initiatives for renewable energy/low carbon installations*” through neighbourhood plans. An additional dimension is added via support for proposals which enable “*carbon sequestering*” through enhancement of ecological habitats. SG10 appears to have a broad scope in terms of measures to reduce emissions from the built environment and positive effects are anticipated. However, there are no firm requirements of development that would ensure carbon emissions reductions are achieved (it is acknowledged that carbon emissions are mostly dealt with through nationally set standards).
- 8.4.4 Turning to reducing emissions from transport sources, the draft Local Plan’s vision statement notes that the District has a “*largely flat landscape*” which affords opportunities to “*promote the increased use of sustainable forms of transport*”. Reflecting this, several preferred approaches are judged to perform well in principle as several seek to disincentivise travel by private car and promote sustainable modes of travel.

- 8.4.5 Most notably, preferred approach **IC5** (Sustainable Transport) positions walking and cycling as key to the York and North Yorkshire area becoming “*the first negative carbon sub region*”, though it is unclear if the target date for achieving this goal is within the plan period. In order to facilitate this, the policy establishes support for development proposals which:
- Are “in locations which are well served by walking, cycling and public transport”;
 - Will “provide high quality walking and cycling networks”;
 - Will “*increase access to railway stations*” in order to expand the use of public transport for travel between settlements within and beyond the District;
- 8.4.6 Policy **SG10** is important, setting out an expectation that all new development contributes to low carbon travel by directing growth to “*sustainable locations*” which “*maximise opportunities for active travel*”, as well ensuring all new residential developments “*provide electric car charging points*”. These are all positive intentions, and largely reflective of NPPF requirements. However, no locally specific measures or standards are set, which means that progress will most likely be market-driven.
- 8.4.7 Elsewhere, the cross-cutting nature of sustainable transport is reflected in the range of policies which promote walking and cycling both as a means of recreation and a functional, convenient mode of travel by which to access services. Policies which encourage development to embed walking and cycling connectivity - such as **SG9** (Design of New Development) which requires all development proposals to “*promote active travel through the promotion of walking and cycling links*” - are all considered to perform well in relation to climate change mitigation. This also includes policies as diverse as **NE2** (Protect and Enhance Green and Blue Infrastructure); **NE7** (Protect and Enhance Waterways); **IC6** (Parking and Highway Safety); and **IC7** (Public Rights of Way).
- 8.4.8 In relation to low carbon energy generation, the Plan makes specific reference to the importance of the Drax power station, and the role of businesses in the District in terms of supporting carbon capture and storage and other low carbon technologies. This is a positive approach with regards to achieving carbon emissions.
- 8.4.9 There is general support for renewable energy opportunities, which mimics the NPPF. Given that no wind energy opportunity areas have been identified, it is unlikely that such opportunities would come forward. In this respect, the plan has limited effects.
- 8.4.10 Overall, it is considered that the Preferred Options Local Plan takes a fairly holistic policy approach to minimising and reducing carbon emissions from the built environment and from travel sources. **Minor positive effects** are predicted in the long-term in relation to climate change mitigation.
- 8.4.11 It is recognised that climate change mitigation more broadly is a global issue which requires coordinated actions at a macro scale. However, there are some enhancements that could be made.
- Whilst new developments will be expected to deliver to higher environmental standards (through a ramping up of building regulations), those that are delivered in the short to medium term will still be some way from being zero carbon.

- It would therefore be beneficial to ensure that retrofitting of low carbon technologies is made as easy as possible. For example, developments should be designed with emerging trends and technology in mind such as heat pumps, and developments could be required to ensure that roofs are optimised for solar panel fitting.
- The potential for district-scale energy generation schemes ought to be encouraged, through the requirement for an energy study to support strategic development applications. This could apply to the new settlement, for which there is a clear steer towards low carbon development.
- The creation and protection of carbon sinks such as peatland and forested areas could be made explicit.

8.5 Economy and Employment

- 8.5.1 The focus of the economy and employment theme is on maintaining a strong, diversified and resilient economy, enhancing employment opportunities and reducing disparities arising from unequal access to jobs and training.
- 8.5.2 Selby town is the key location for existing and future employment growth in the District, so by concentrating growth at Selby town the preferred spatial approach ensures good alignment between housing provision and the location of jobs and investment.
- 8.5.3 The 2020 Housing and Economic Development Needs Assessment (HEDNA) identifies that Selby District's employment land requirement to 2040 is estimated at around:
- 4.6ha of office space (i.e. use classes E(g)(i) and (ii) as of September 2020);
 - 105.6ha of general industrial and storage/distribution/warehousing (i.e. use classes E(g)(iii), B2 and B8 as of September 2020).
- 8.5.4 The proportionately large requirement for warehousing and distribution is partly a reflection of what the draft Local Plan describes as the District's "*locational advantages*" which refers to Selby District's good access to the strategic road network via the east-west aligned M62 and A63 and north-south aligned A1(M) and A19.
- 8.5.5 The introductory text to the Economy Section of the 'Supporting a Diverse Local Economy and Thriving Town Centres' chapter notes that "*evidence from the HEDNA suggests that there is a sufficient supply of employment land in the District for the Local Plan period*".
- 8.5.6 The introductory text further notes that a substantial proportion of this available employment land already has planning consent and is therefore a commitment. In this context, policy **EM1** itself allocates just two strategic employment sites. These are located at Gascoigne Wood near Sherburn in Elmet and Olympia Park in Selby urban area, which are already established as viable employment locations. The location of these opportunities (particularly Olympia Park) should give access to the more deprived communities of the District (of which there are not many) and will also lead to regeneration of brownfield land.

- 8.5.7 Positive effects are also anticipated from policy **EM2** (Protection of Employment Land) which safeguards a total of eight existing employment sites and four permitted employment sites. Safeguarding will help prevent development for non-employment uses at the sites, protecting job opportunities. The policy additionally establishes a general presumption against the “*loss of all other existing employment sites / premises*” except where the existing premises can no longer support viable employment or where there remains an adequate supply of employment land elsewhere in the district. This provides an element of flexibility in the use of land, and ought to prevent long term vacant buildings.
- 8.5.8 Preferred approach **EM7** (Town Centres and Retailing) establishes a hierarchy of centres within the District, recognising that Selby town “*is the dominant centre*” but that there is a need to ensure “*more localised catchments*” are served via the smaller centres of Tadcaster and Sherburn in Elmet.
- 8.5.9 EM7 supports proposals which promote “*the continued renaissance*” of Selby town centre, whilst recognising that proposals which support the vitality of the District’s smaller centres are also important to sustain local town centre retail. Several regeneration initiatives are supported in Selby Town, which should lead to a more vibrant and viable place. This is extremely important in the face of changing retail patterns and the role of centres.
- 8.5.10 The value and significance of agriculture and the rural economy to the District’s economy overall is recognised by several policies. Preferred approach **EM4** (The Rural Economy) allows for certain economic development in the open countryside subject to several criteria aimed at strengthening and diversifying rural business. Preferred approach **EM5** (Tourist, Recreation and Cultural Facilities) provides in principle support to development which contributes to both urban and rural tourism, recreation and cultural provision, and, as per the policy’s supporting text, sectors which have “*a crucial role in growing the economy of Selby District*”. This is further supplemented by preferred approach **EM6** (Holiday Accommodation) which conditionally supports the provision of visitor and staff accommodation to support the tourism industry in the District.
- 8.5.11 In addition to its important agriculture sector, Selby District’s economy has traditionally been dominated by ship building, coal mining and energy industries, but economic, societal and technological changes over time mean that future employment patterns will be different. Preferred approach **IC4** (Telecommunications and Digital Infrastructure Provision) will help enable the continued transition to knowledge economy employment opportunities by requiring “*digital infrastructure to be integrated into the design of all new residential and commercial developments*”. This will also support a greater proportion of home working, which is likely to be an important trend.
- 8.5.12 Overall, **major positive effects** are anticipated in relation to employment on the basis that the Preferred Options Local Plan proposes meeting the District’s B- and E-class employment needs in full, whilst also proposing a range of measures to support the diverse range of established and emerging sectors which contribute to the District’s economy. Though levels of deprivation and inequality are relatively low for the District, regeneration and jobs growth are focused in areas that ought to help address these issues.

8.6 Health

- 8.6.1 Health is a cross-cutting topic as a range of policies from different policy areas are likely to have either a direct or a secondary effect in relation to supporting healthy lifestyles, improving access to healthcare and minimising exposure to locations or substances which could be harmful to health. Conversely, there may be some negative effects on wellbeing caused by development, particularly if communities are opposed to growth in a certain location.
- 8.6.2 Several preferred approaches are likely to have potential for positive effects in relation to physical and mental health and wellbeing. **HG14** (Provision of Recreation Open Space) and **NE1** (Protection of Green Spaces) seek to actively enhance protection and provision of recreational space through the development process. The supporting text of **HG14** notes the significance of access to outdoor space as a determinant of health outcomes. Accordingly, the policy text itself looks to maximise the provision of recreation space in new development by requiring 60sqm per dwelling of recreation open space on developments of 10+ dwellings (or a financial contribution to off-site delivery). Setting a clear target ought to ensure that standards are maintained.
- 8.6.3 Similarly, policy **IC7** (Public Rights of Way) presumes against development proposals which may “*have an impact on a public right of way*”, noting in the supporting text that this is on the basis that “*public rights of way are important for both recreation and health*”.
- 8.6.4 Health and wellbeing benefits are among the many advantages of green and blue infrastructure (GBI). Preferred approach **NE2** (Protect and Enhance Green and Blue Infrastructure) accordingly looks to ensure that development proposals “*have regard for the latest Green Space Audit*” in order to address green space deficiencies to “*improve access to green space for recreation and leisure for the health and wellbeing of users*”. The health and wellbeing benefits of GBI are further recognised by **SG9** (Design of New Development) which requires proposals to seek to provide “*connections to existing open spaces, green infrastructure networks and public rights of way outside of the development*”. The supporting text of the policy notes that access to such features is “*key to helping support the health and wellbeing of our local communities*”.
- 8.6.5 In addition to the recreational dimension of outdoor exercise, the Preferred Options Local Plan looks to build on existing health outcomes by maximising the potential of walking and cycling as a convenient mode of accessing key services, facilities and employment. Therefore, policies which look to embed walking and cycling into new development and to enhance the walking and cycling network will have potential for positive effects. To this end, **SG9** (Design of New Development) states that all new development should “*promote active travel and healthy lifestyles through the promotion of walking and cycling links*”. This is clearly positive in principle, though there could be potential to strengthen the policy further by adding specific reference to the kinds of features to which walking, and cycling should be linked, such as to local shops and services where possible.

- 8.6.6 Similarly, Preferred approach **IC5** (Sustainable Transport) underscores that the Council's preferred approach is to support proposals which "*provide high quality walking and cycling networks*" in order to encourage and enable journeys to be made by healthy modes of transport to as great an extent as possible.
- 8.6.7 Finally, a notable positive of the Preferred Options Local Plan is the recognition given to the linkages between space standards and health and wellbeing outcomes. This is most clearly illustrated in the supporting text of policy **HG3** (Creating the Right Type of Homes) which recognises that "*space can affect lifestyle needs and the health and wellbeing of residents*". The policy itself therefore seeks to ensure all new homes are of sufficient size by making the Nationally Described Space Standards the minimum policy requirement for new development.
- 8.6.8 The provision of housing in itself will also have benefits with regards to affordable and higher quality homes being delivered across the District. Specific clauses will also help certain community groups, including Gypsies and Travellers, and those that use a wheelchair, older people, and people with other disabilities.
- 8.6.9 Despite the overwhelming positive effects on health and wellbeing that ought to be generated as a result of the Preferred Options Local Plan, it is also likely that some communities will experience a decline in wellbeing (most likely to be temporary). This might be related to amenity issues associated with construction, a loss of green space and views in smaller communities, and increased traffic. There may also be increased pressure on health care and services where enhancements cannot be made. These effects are likely to be minor from a District-wide perspective.
- 8.6.10 Overall it is considered that policies and proposals of the Preferred Options Local Plan take a broad, holistic view of health and wellbeing and propose a broad range of measures by which to embed healthy lifestyles at the centre of new development. In the short term, **minor positive effects** are predicted, which could rise to **moderate positive effects** in the medium to long term as more development is delivered (with associated public realm and infrastructure improvements).
- 8.6.11 Considering the specific policy requirement that Gypsy and Traveller proposals direct growth to locations well served by healthcare, it is recommended that a similar requirement be considered in relation to development for the settled community. This may help enhance the policy's scope and effectiveness in relation to achieving the SA's health objectives.

8.7 Heritage

- 8.7.1 The focus in relation to heritage (i.e. built and cultural heritage) is on protecting designated and undesignated assets from harm from development, whilst seeking opportunities to enhance access to and understanding of heritage assets where it is possible to do so. Importantly, the setting of heritage assets is also significant as are historic landscapes and cultural heritage features in the District.

- 8.7.2 The preferred spatial strategy spreads growth across the District such that significant negative effects in any particular area should be avoidable. There is substantial growth planned for Selby Town, which as a sensitive settlement in terms of heritage value, could raise potential for effects on cultural heritage. However, the larger sites for development are located in peripheral locations of the town, where impacts ought to be possible to mitigate. Though there is growth planned in the central areas of the town, this is largely to promote regeneration, and the improvement of the public realm. It is therefore more likely that the effects on heritage would be positive (given the supporting policies in the Plan requiring sensitive design).
- 8.7.3 For Tadcaster there are likely to be positive effects because a heritage-led approach to housing development is proposed which will deliver improvements to heritage assets (including many listed buildings and the conservation area) and provide a catalyst for wider regeneration of the historic town such as bringing back into use vacant and derelict properties and sites which currently have a negative impact on the town.
- 8.7.4 The level of growth at the smaller settlements is such that significant effects on settlement form and character are unlikely. The majority of site allocations are not in sensitive locations, but there are a handful where listed buildings are present. However, supporting policies seek to retain important features and take a heritage-led approach to development. For specific sites, heritage assessments are required. This should ensure that effects are not significantly negative, and potentially could be positive.
- 8.7.5 The other elements of this strategy are large scale developments at Eggborough (an urban extension which ought to be possible without generating significant effects on heritage), and at one new settlement. The site, which is yet to be chosen as the new settlement is important in terms of effects on cultural heritage. Whilst Land at Escrick Road, Stillingfleet and Burn Airfield sites could affect the character of settlements or listed buildings in the wider vicinity, mitigation ought to be possible and effects minor. However, the site at Church Fenton Airfield contains scheduled monuments and the effects could be more significant. On the other hand, investment and development here could provide the opportunity to protect and enhance the scheduled monuments which are currently inaccessible to the public.
- 8.7.6 Preferred approach **SG12** (Proposals which affect the Historic Environment) is the key policy in relation to heritage. It proposes four principles against which proposals will be considered to ensure harm to the historic environment is avoided. These are summarised below:
- A. Conserving and enhancing the elements of a heritage asset which contribute to its significance;
 - B. According with guidance set out in Conservation Area (CA) appraisals for proposals in CAs;
 - C. Establishing a presumption against development which results in harm to the significance of a heritage asset except where the public benefits clearly outweigh the harm; and a presumption against development which results in substantial harm or total loss of an asset except in exceptional circumstances;
 - D. Establishing an equivalent presumption against removal of or harm to non-designated heritage assets.

- 8.7.7 In principle, all four of these points have potential for positive effects in relation to heritage. It is notable that strong, clear protection is given to the District's non-designated heritage assets which may otherwise be vulnerable to loss or loss of significance through inappropriate development. Other elements of the policy mimic the NPPF.
- 8.7.8 The preferred approach does not set detailed requirements in relation to development in CAs. Instead, the policy text points to guidance in "*adopted Conservation Area appraisals*". A review of the Council's website indicates that only four CAs have an adopted CA appraisal, none of which appears available to access.⁶ Of the remaining 19 of the District's 23 CAs, a total of 12 are currently being reviewed with draft appraisals for the four CAs in Selby town currently out for consultation. Therefore, whilst recognising that plan preparation is an iterative process and evidence documents continue to emerge, there appears to be a policy gap in relation to the 11 CAs which do not have an emerging or adopted CA appraisal at present, and a potential gap in relation to the four CAs for which the adopted appraisal appears unavailable.
- 8.7.9 Historic England maintains a register of heritage assets considered to be 'at risk', and there is potential for the development process to directly or indirectly contribute towards restoring and protecting these at-risk features. The supporting text of **SG13** (Heritage at Risk) identifies that the District has 24 historic assets on the register. Correspondingly, the policy text itself looks to "ensure a sustainable future" for the District's at-risk assets by supporting proposals which prevent further deterioration or support repair through "sympathetic re-use" which will lead to "*repairs, reinstatement of lost architectural features and the reversal of previous inappropriate alterations*".
- 8.7.10 At a detailed scale, positive effects are anticipated from **SG9** (Design of New Development) which requires development proposals to "*respond positively to the special character of an area*". In practice this could include ensuring that the design, massing and materials of new development do not diminish the prominence or significance of nearby heritage assets. Similarly, positive effects are anticipated from **HG9** (Householder Applications) and **HG12** (Replacement Dwellings), both of which include a requirement for such development to "*respect and positively contribute*" to heritage designations which may be affected.
- 8.7.11 The supporting text of **NE3** (Protect and Enhance Landscape Character) recognises the value of the "history of the landscapes" in the District. The intrinsic value of landscapes includes their 'time-depth', i.e. the extent to which the landscape frames and enhances heritage assets, historic landscapes, ancient field patterns and so on. In the context of Selby District, where coal mining has played a significant part in the evolution of the District over time, this may also include disused coal mines and their associated surface structures which still pepper the landscape.

⁶ i.e. Healaugh; Newton Kyme; Saxton; and Thorganby, as per the Council's Conservation Area List, available at: <https://www.selby.gov.uk/conservation-areas>

- 8.7.12 Overall, it is considered the Council's preferred approach will give rise to mixed effects. On one hand, the Plan takes a positive approach to the protection of heritage and ensuring that development is sensitive and finds uses for heritage assets that might otherwise be vulnerable to deterioration. There is also a focus on regeneration and improvement of the public realm, particularly in Selby Town. Together, this constitutes minor to moderate positive effects.
- 8.7.13 Conversely, the Plan could give rise to some minor negative effects. Some site allocations are likely to have residual negative effects given that there will be settlement expansion and changes to the setting of heritage assets.
- 8.7.14 There is also uncertainty about the effects of a new settlement, given that the preferred location has not yet been identified.
- 8.7.15 From a more general perspective, it appears there is no policy or guidance for development in 15 of the District's 23 conservation areas other than generic guidance in the PPG and NPPF. Given that policy SG12 specifically points to local CA appraisals as the best way to mitigate harm from development there could be a risk that the draft Local Plan is not effective at managing development in the District's CAs.
- 8.7.16 There could be a consequential risk that development comes forward which does not fully respond to and respect the individual historic character and qualities of each of these CAs. It is recommended that the referenced CA appraisals are published on the relevant page of the Council's website⁷ or that the policy is amended to reflect a different source of guidance if a more appropriate one is available.

8.8 Housing

- 8.8.1 The key considerations in relation to housing are the need to ensure that new development meets Selby District's varied housing needs, including affordable and specialist housing needs, and to deliver this growth in the right locations, i.e. where need arises and from where services and facilities can be accessed by all.
- 8.8.2 Selby's District's housing need is identified as between 342 and 382 dwellings per annum (dpa) over the plan period, as per the Housing and Economic Development Needs Assessment (HEDNA). The Council has set a target of 402dpa, as this provides flexibility and choice and represents ambitions to support higher levels of economic growth, which equates to a total of 8,040 dwellings over the 20-year plan period to 2040.
- 8.8.3 Policy **HG1** (Meeting Local Housing Needs) proposes housing delivery over the plan period of 9,260 homes via completions, commitments and allocations and a further 500 homes estimated to come forward via windfall development, providing 9,760 dwellings in total. This position is summarised in the table below:

⁷ <https://www.selby.gov.uk/conservation-areas>

Source of supply	Housing quantum
Completions	1,398
Commitments	895
Windfall	500
Allocations through the draft Local Plan	6,967
Total delivery over the plan period	9,760

- 8.8.4 Preferred approach **HG1** therefore proposes to exceed the identified housing need in Selby District (The Local Plan target of 8,040 dwellings), by 1,720 dwellings. This will contribute to positive effects being realised in relation to housing and takes into account potential difficulties in bringing forward a number of brownfield sites in the early stages of the plan period.
- 8.8.5 It is particularly positive that there is a healthy buffer of supply above need without relying on windfall development. Even without counting windfalls of 500 dwellings a buffer of 1,220 dwellings above what is needed is provided by the Plan (some 9,260 compared to 8,040). This could help ensure that housing need is met in full even if some allocated sites are unable to deliver in full during the plan period.
- 8.8.6 **HG1** echoes the preferred spatial approach for the District, with Selby town the settlement to receive most growth of any one settlement, whilst growth across the rest of the District is distributed broadly in line with the settlement hierarchy, ensuring a good dispersal of homes across the District. This is positive for two reasons – first, on the basis that dispersing a degree of growth will help ensure benefits associated with development are not concentrated at Selby Town alone, and second because it will help ensure housing needs are met where they arise. The inclusion of large-scale settlement expansions and new settlements will provide another dimension of housing growth through the creation of ‘new communities’.
- 8.8.7 In terms of meeting a range of housing needs within the community, a number of policies are considered relevant. Preferred approach **HG4** (Affordable Housing) presents the Council’s approach to delivering “*affordable housing across the District to meet the needs of local people*”. All development of 11 dwellings or greater (or above 0.5ha in size) will be required to deliver at least 20% on site affordable housing, with off-site provision only acceptable in “*exceptional circumstances*”. The policy includes measures to avoid affordable housing being marginalised within a site, or being phased late in the delivery process, by requiring affordable units to be “*distributed throughout the market housing in any development*” and to be “*indistinguishable from the market housing*”. The supporting text of the policy includes a matrix illustrating the target mix of types and tenures of affordable housing necessary to meet a range of affordable housing needs.

- 8.8.8 These measures are positive in principle, though the requirement for only 20% affordability could appear unambitious. However, it is recognised that viability testing in Selby District has indicated that a 20% target is “*most feasible*”, despite the HEDNA indicating that the true level of overall need is greater.
- 8.8.9 Additionally, the importance of achieving a broad range of types and tenures of homes is presented in preferred approach **HG3** (Creating the Right Type of Homes). The policy provides support for proposals which reflect a “*range of house types and sizes, both market and affordable*” to reflect the latest HEDNA findings.
- 8.8.10 Many parts of the District are rural in nature and the Preferred Options Local Plan seeks to ensure that local rural housing needs can be met even at settlements which are low on the settlement hierarchy and not assigned a housing target.
- 8.8.11 **HG5** (Rural Housing Exception Sites) provides parameters under which affordable housing “*outside of the development limits or the built form*” of settlements will be acceptable in principle, including a pragmatic recognition that “*small numbers*” of market enabling homes may be necessary.
- 8.8.12 **HG2** (Windfall Development) provides limited support for development at un-allocated sites where this would “*meet rural affordable housing need*” and the policy also enables rural workers’ dwellings to come forward where there is an essential need.
- 8.8.13 **SG8** (Neighbourhood Planning) is also likely to be positive with regards to housing provision as there is an ‘expectation’ that Neighbourhood Plans should promote additional sites.
- 8.8.14 Finally, positive effects are anticipated from both **HG7** (Self Build and Custom Build Housing) and **HG8** (Older Persons and Specialist Housing) which both seek to ensure the supply of specialist housing over the plan period.
- 8.8.15 Overall, it is predicted that the Preferred Options Local Plan will give rise to **major positive effects** in relation to housing. This is on the basis that the plan provides for meeting and exceeding identified housing need and distributes this need broadly across the District in line with the settlement hierarchy. A range of types and tenures of homes will be provided and housing needs within different sections of the community, including specialist housing needs, will be met.

8.9 Land and Soil

- 8.9.1 Issues to consider in relation to land and soils include promoting the most efficient use of natural resources by directing growth away from areas of ‘best and most versatile’ agricultural land (BMV) where poorer quality land is available, as well as avoiding harm to minerals deposits.
- 8.9.2 The preferred spatial approach presents opportunities to maximise housing delivery at available brownfield sites in the District’s largest town, whilst avoiding directing high growth to large greenfield sites on the edges of the smaller settlements. However, a large amount of best and most versatile agricultural land will still be affected, which is a negative effect with regards to soil resources. Given the prevalence of agricultural land across the District, it is difficult to deliver higher levels of growth without affecting soil resources. Therefore, in this respect, the Plan strategy gives little scope for mitigation / avoidance. Consequently, moderate negative effects are predicted in relation to the planned allocations.
- 8.9.3 In terms of additional development that might arise, preferred approach **SG5** (Development in the Countryside) builds on the spatial principles set out in policy **SP2** by limiting development outside the District’s settlements to that which has an “*essential need to be located in the open countryside*” and which “*protects the best and most versatile land*”. This supports the preferred strategy of directing the majority of growth to the district’s main settlements. Given that around 66% of the District is underlain by land with potential to be BMV, such an approach will help avoid the further loss of productive agricultural land.
- 8.9.4 Additionally, the supporting text of preferred approach SG5 notes the important role that “*agriculture, equine activities and tourism*” play in the local economy. It is therefore considered that **SG5** represents a pragmatic balance, recognising the potential need for new agricultural or tourism related development in the countryside, whilst also seeking to protect high quality soils where such development is proposed. The policy is likely to have benefits in relation to land and soils.
- 8.9.5 This is further underscored by policy **EM4** (The Rural Economy), which establishes support in principle for development which supports “*a viable rural economy*”, including that which “*supports the sustainable diversification of agricultural and other land-based businesses*”. However, this support is contingent on development proposals ensuring the protection of “*areas of best quality of agricultural land*” which should help ensure that any diversification of use away from agriculture does not contaminate or compromise high quality soils.
- 8.9.6 The submission draft of the Joint Minerals and Waste Plan (JMWP)⁸ identifies that much of the District falls within minerals safeguarding areas for both brick clay and sand and gravel. Selby District Council is not the minerals planning authority and the scope of the draft Local Plan therefore does not extend to minerals development, which is made clear in paragraph 2.21 and paragraphs 6.42 - 6.44 of the draft Local Plan.
- 8.9.7 Overall, it is predicted that the Preferred Options Local Plan will lead to **minor negative effects** with regards to soil and land. Whilst the Plan seeks to protect agricultural land and make the best use of brownfield opportunities, it proposes the allocation of large amounts of land that overlap with best and most versatile land.

8.10 Landscape

- 8.10.1 The key issues under landscape are the need to protect and enhance the quality, character and local distinctiveness of landscapes and townscapes. At a strategic scale, the principal landscape policy is **NE3** (Protect and Enhance Landscape Character). This sets an overarching approach which seeks to protect, enhance and restore the “*intrinsic value*” of Selby District’s landscapes. The policy proposes achieving this through measures including requirements for all development proposals to “*respond positively to, and where possible, enhance*” local landscape distinctiveness, as having clear and detailed regard for the findings of the Selby Landscape Character Assessment and the Selby Landscape Sensitivity Study. The policy also provides criteria to protect key characteristics of the Locally Important Landscape Areas (LILAs) which are identified on the policies map in the light of the Selby District Landscape Designation Review 2019. The policy requires development to respond to the specific recommendations of each of the LILAs as set out in the Review.
- 8.10.2 In this context there are both positive and negative aspects of the spatial approach.
- 8.10.3 Concentrating growth at Selby Town and large settlements helps to relieve pressure on smaller villages which are more sensitive to change. There is also a desire to improve the public realm in gateway locations, which could have positive effects for townscape and the rural - urban interface. As the largest settlement, Selby Town also has greater capacity to absorb new development which reflects the existing character of the settlement.
- 8.10.4 The delivery of a new settlement will have potential to lead to significant adverse effects in relation to landscape as a new settlement will inevitably have a greater footprint within the landscape than current land uses. Without confirmation of the location, it is also not possible to predict effects with certainty.
- 8.10.5 Similarly, a large-scale extension to Eggborough is likely to change the character of this settlement (albeit the land affected is not identified as being highly sensitive to change).
- 8.10.6 Preferred approaches **SG6** (Strategic Countryside Gaps) and **SG7** (Green Belt) support maintaining the openness between and around some of the District’s main settlements in order to protect the character and individuality of those settlements and preserve their setting and distinctiveness within the landscape.
- 8.10.7 Attention turns first to **SG6** on the basis that it represents genuine local policy choices in relation to landscape, as opposed to Green Belt which is discussed further below. The concept of countryside gaps is not new in Selby District and SG6 effectively rolls forward the provisions of the adopted Local Plan, though with the notable difference that the gap at Hensall North/South and Stillingfleet is de-designated, a new gap is proposed between Eggborough / Kellington and the boundary at Thorpe Willoughby / Selby has been defined. These changes are led by the findings of the 2020 Strategic Countryside Gaps Review and respond to the findings accordingly.

⁸ Prepared by North Yorkshire County Council, the City of York and North York Moors National Park Authority

- 8.10.8 The supporting text of **SG6** defines the purpose of strategic countryside gaps as to “*maintain the character of individual settlements outside the Green Belt*” where “*they are at risk of coalescence*”, particularly in locations where there is significant development pressure, such as Selby town itself. The gaps are clearly defined on the policies map, establishing clear spatial context for the policy. It is considered that this approach is likely to be robust and effective, leading to positive effects in relation to landscape.
- 8.10.9 Turning to **SG7**, it is recognised that Green Belt is not a landscape designation per se, though in practice Green Belt provides a ‘hard’ constraint to development which is a significant contributor to maintaining the separate identity and landscape setting of settlements. Green Belt is a significant feature of Selby District as both the West Yorkshire and York Green Belts intersect with the District. However, as Green Belt is a national designation whose purposes are defined in the NPPF there is no potential for local policy choice in relation to it (beyond consideration through the Local Plan process). Therefore, policy **SG7** signposts to the NPPF, saying development proposals in the Green Belt “*will be determined in accordance with the National Planning Policy Framework*”.
- 8.10.10 Preferred approach **SG4** (Development Limits) defines where different types of development can occur for the District’s largest towns, as well as Tier 1 and Tier 2 villages. This approach is recognised as having potential to protect and preserve the landscape setting of settlements, by directing growth to locations which relate best to the existing built area and away from locations which through either distance or perception relate more poorly to settlements. This is reinforced further by **SG5** (Development in the Countryside) which works hand-in-glove with SG4 by establishing a presumption against most forms of development outside of the District’s settlements, thereby preserving the visual integrity of Selby District’s natural landscapes. These are positive effects with regards to character, but ought to be interpreted in the context of allocated sites being proposed in many of the settlements where development limits will occur. The influence of the policy is therefore limited in respect of plan allocations.
- 8.10.11 At a detailed scale, the potential for harmful effects from non-strategic development is recognised and mitigated. Policy **HG9** (Householder Applications) suggests that one of the range of criteria by which householder development will be assessed is the extent to which a proposal “*respects and positively contributes to any applicable landscape character*”. This will likely help ensure that householder development such as non-PD extensions will not have a greater impact than the existing dwelling. Similarly, **HG12** (Replacement Dwellings) includes the same requirement for proposals which seek to demolish and replace an existing dwelling.

- 8.10.12 From a general perspective, preferred approach **SG9** (Design of New Development) requires all development proposals to respond positively to their setting through design, layout and materials. A range of criteria with potential to impact landscape and townscape character are listed by the policy, including a requirement to “*reinforce the character of the local area having regard to existing form, scale, density, layout and building materials*” and “*respond to its location reflecting important views and landscapes*”. Such considerations are crucial in determining the extent to which new development has a positive or negative impact on its setting and SG9 is therefore likely to give rise to positive effects on landscape and townscape. These approaches will apply to allocated development sites, as well as windfall proposals, and therefore will have an important influence on the quality of development.
- 8.10.13 To help manage negative effects that might occur on a site-specific basis, individual requirements are set out for site allocations relating to the need for landscaping, buffer areas and retention of important features. These should further help to mitigate negative effects of growth.
- 8.10.14 Overall, it is considered the strategic and detailed policies of the draft Local Plan have potential for **moderate negative effects** in relation to landscape. It is inevitable that changes to landscape and settlement character will occur due to the proposed growth. However, the plan directs growth to less sensitive areas as much as possible and sets out a range of measures to reduce the significance of effects. Therefore, residual effects are predicted to be minor negative. This is offset to some extent too by the potential for townscape improvements.
- 8.10.15 There is uncertainty surrounding impacts at a new standalone settlement, but it is raised that significant negative effects could arise.

8.11 Population and Communities

- 8.11.1 Population and communities is a broad theme under which consideration should be given to provision of new community infrastructure, access to existing community infrastructure for all residents and improving perceptions of community identity, safety, quality and diversity.
- 8.11.2 The preferred spatial approach disperses growth to a range of settlements, which should ensure that new community infrastructure is secured in a range of settlements. However, its focus on higher order settlements (Selby Town) and large new settlements / urban expansions should ensure that new communities are well served by facilities and services. Limiting the expansion of smaller settlements will also ensure that they are more likely to retain a sense of identity, while supporting local services and facilities.
- 8.11.3 The creation of new settlements / urban expansions should provide an opportunity to create high quality neighbourhoods that are well served by a range of community facilities. In this sense, positive effects are likely.
- 8.11.4 Though the expansion of settlements is mostly proportionate, it is likely that some people will resist development in their communities and feel that it is detrimental. In this respect, some minor negative effects could be anticipated.

- 8.11.5 A range of preferred approaches in the Plan seek to maximise the provision of community infrastructure through new development. Preferred approach **SG9** (Design of New Development) requires a range of community infrastructure features to be delivered through new development, including “*improvements and connections to existing open spaces, green infrastructure and public rights of way*”, as well as “*amenity space*” and “*walking and cycling links*”. This is expanded further in **HG14** (Provision of Recreation Open Space) which adds detail to the requirements for open space in new development. Recognising the importance of “*ensuring residents have access to high quality recreation open space*”, the policy looks for developments of 10 dwellings or more to provide 60sqm of open space per dwelling, with “*long-term maintenance and management*” of open spaces to be secured through S106 agreements. The supporting text of the policy signposts to the Open Space Provision SPD for guidance on catchments for play space which is helpful.
- 8.11.6 Similarly, **IC1** (Infrastructure delivery) performs strongly as it seeks to ensure that all new development is served by new or improved community infrastructure and services, such as “*education, health and social care and community facilities*”. It will also be important to ensure that existing facilities continue to serve local communities and to this end **IC3** (Protection of Community Facilities) establishes a presumption against development proposals which would “*result in the loss*” of existing community infrastructure.
- 8.11.7 In terms of improving perceptions of community safety, **SG9** could lead to positive effects by virtue of requiring development proposals to “*design out*” antisocial behaviour through site layout and design which embeds “*natural surveillance*” into future schemes. This should help ensure that spaces such as dead ends or walkways flanked by windowless walls will be avoided, with associated positive effects on the perception of safety.
- 8.11.8 Preferred approach SG8 (Neighbourhood Planning) ought to be positive as it supports the development of neighbourhood plans. However, there is an ‘expectation’ that Plans should include additional land allocations. This is not necessarily what all communities might want to focus on or deal with through a neighbourhood plan and might inadvertently discourage groups from progressing. In this respect, a less prescriptive approach might be more suitable, such as using the word ‘encouraged’ rather than ‘expected’.
- 8.11.9 Overall, the Preferred Options Local Plan is likely to support improvements to the provision of community facilities. The spread of development should mean that new and existing communities are likely to be adequately served by facilities, without being overwhelmed by growth. As a result, **minor positive effects** are predicted.
- 8.11.10 There are some potential **minor negative effects** identified, as certain people may oppose development. However, this is uncertain and likely to be a minority.

8.12 Transport

- 8.12.1 The focus of the transport theme is on encouraging modal shift to sustainable modes of transport and ensuring the provision of the necessary transport infrastructure to ensure sufficient capacity in light of planned growth in the District.
- 8.12.2 As discussed above, the cross-cutting nature of sustainable transport means that some aspects have been discussed in relation to other themes, particularly climate change mitigation and health. However, these messages bear repeating through the lens of the transport theme. As discussed, a number of policies are judged to perform well in principle as several seek to disincentivise travel by private car and promote sustainable modes of travel. Preferred approach **IC5** (Sustainable Transport) provides support for proposals which are “*in locations which are well served by walking, cycling and public transport*”, “*provide high quality walking and cycling networks*” and “*increase access to railway stations*” in order to expand the use of public transport for travel to settlements within and beyond the District. All of these points are anticipated to give rise to positive effects in relation to boosting take up of sustainable transport.
- 8.12.3 Preferred approach **SG10** is found likely to have positive effects in relation to sustainable transport by further underscoring the need to direct growth to “*sustainable locations*” in order to “*maximise opportunities for active travel*”, as well ensuring all new residential developments “*provide electric car charging points*”.
- 8.12.4 Elsewhere, the Preferred Options Local Plan emphasises the importance of seeking opportunities to promote walking and cycling as a safe and convenient mode of travel by which to access a range of goods, services and facilities. As identified under climate change mitigation, policies which encourage development to embed walking and cycling connectivity are all considered to perform well in relation to transport. This includes **SG9** (Design of New Development); **NE2** (Protect and Enhance Green and Blue Infrastructure); **NE7** (Protect and Enhance Waterways); **IC6** (Parking and Highway Safety); and **IC7** (Public Rights of Way).
- 8.12.5 In respect of supporting the provision of other kinds of transport infrastructure, **IC1** (Infrastructure Delivery) is clear that Council will work collaboratively with stakeholders to secure timely delivery of new road infrastructure. The sets out that in order to unlock and support growth to the fullest, improvements to infrastructure, including necessary “*highways improvements*”, should be “*in place no later than the appropriate phase of development which it is required to support*”. In practice, this is likely to mean that enabling highways works such as junction improvements and site roads must be delivered during early phases of the development process at schemes large enough to require them.
- 8.12.6 Preferred approach **IC2** (Provision of New Infrastructure) supplements this, stating that infrastructure requirements, including “*new road links*” will be clearly established via an Infrastructure Delivery Plan. This will help align the delivery of housing and employment with the delivery of new road infrastructure, including helping to “*support future funding bids for new infrastructure or secure contributions through planning gain*”.

- 8.12.7 At a more detailed scale, **IC6** (Parking and Highway Safety) looks to ensure that development proposals which include “*creation of a new access or intensification of an existing access*” will function efficiently, be safe for all road users and incorporate adequate provision for parking.
- 8.12.8 Turning to a specific matter, **IC8** (Provision of Motorist Service Areas) – in recognition of the various strategic roads which traverse the District – provides conditional support for a new MSA, provided such a proposal is compliant with landscape and Green Belt policies. The policy is clear that “*robust justification*” of need must be demonstrated to secure support. This is considered to be a pragmatic approach, ensuring the Council are able to respond to changing circumstances over the plan period in relation to the potential need for a new MSA.
- 8.12.9 It is clear that the preferred approaches carry a common theme relating to sustainable modes of travel. In this respect, **minor positive effects** are predicted.
- 8.12.10 It is important to consider the spatial strategy in this context, but also to recognise the possible implications of a growth in the locations proposed. In the main, development is directed to areas that are well connected in terms of jobs and services, and this ought to support the objective of sustainable travel. The new settlements and settlement expansion have the potential to be walkable and well serviced. This is not a certainty though as the new settlement has not been determined at this stage. Conversely, large concentrations of growth in new settlements are likely to generate an increase in car trips. This could undermine the positive intentions of the Plan somewhat with regards to sustainable transport. In locations with existing congestion issues there is a risk that additional development will add to these. For Selby Town, which is identified as a key area to manage congestion, additional growth in peripheral locations could therefore lead to some **minor negative effects**.

8.13 Water Resources

- 8.13.1 The key consideration under water resources is ensuring that there is available capacity at water infrastructure assets which serve the District, particularly having sufficient headroom capacity at wastewater treatment works (WwTW).
- 8.13.2 Policy **IC1** (Infrastructure Delivery) looks to address this consideration, stating that the Council will “*work with infrastructure providers to ensure that new development is supported by appropriate improvements to existing or new infrastructure*”, specifically including in relation to utilities.
- 8.13.3 In order to ensure provision of capacity is phased appropriately, the policy says that new or enhanced infrastructure must be “*in place no later than the appropriate phase of development which it is required to support*”. It is anticipated that where enhancements to water infrastructure are required to support development, such as additional pumping stations, that “*developers will provide*” some or all of the associated costs of doing so.
- 8.13.4 In terms of protecting and enhancing the quality of the District’s water resources, policy **NE7** (Protect and Enhance Waterways) specifically **NE7(A)**, requires development proposals which come forward on, adjacent to or near to waterways to “*safeguard and improve environmental quality*” and “*avoid deterioration of waterways assets*”.

- 8.13.5 **NE7(C)** recognises the potential for pollution associated with recreational use of the waterway, particularly in relation to powered watercraft. The policy looks to minimise this harm, stating that proposals for riverside recreation facilities must include “*adequate safeguards to prevent the pollution of the waterway*” and must not be of a scale which could lead to its location “*suffering environmental damage*”. This is considered proportionate, given the importance of waterborne recreation in the District.
- 8.13.6 Policy **NE2** (Protect and Enhance Green and Blue Infrastructure) has a number of dimensions, reflecting the multifunctional nature of green and blue infrastructure (GBI). However, a key aspect of the policy is providing support to new development proposals which include benefits for “*river and waterway assets*”. This includes contributing to “*identified opportunities*” for quality improvements at the river Ouse, Selby Canal, the River Wharfe, the river Derwent and the river Aire.
- 8.13.7 More broadly, policy **NE8** (Pollution and Contaminated Land) establishes a firm presumption against any form of development proposals which could give rise to “*contamination of land or water*”.
- 8.13.8 Though several proposed allocations fall close to groundwater source protection zones, there are accompanying policies that require careful management to ensure effects are avoided.
- 8.13.9 The plan will also lead to a substantial change in land use from agricultural land to residential areas. Pollution from agricultural activities such as nitrates in surface water run off contributes to poor water quality for some of the Districts watercourses. Therefore, this change could inadvertently help to tackle pollution.
- 8.13.10 Overall, it is considered that the Preferred Options Local Plan is likely to give rise to **minor positive effects** in relation to water resources.

9. Mitigation and enhancement

9.1.1 This section summarises the recommendations made throughout Section 8 to mitigate negative effects and maximise positive effects. The Council will consider these suggestions as it moves towards the Pre-Submission stage.

Table 9.1: Summary of recommendations

SA Objective	Recommendation
Biodiversity	Clarify the role of mitigation and net gain.
	Identify strategic enhancement opportunities
	Clarify what would happen if net gain cannot be secured on site.
	Commit to production of a biodiversity strategy / net gain SPD.
Heritage	Given that policy SG12 specifically points to local CA appraisals as the best way to mitigate harm from development there is a need to ensure that up to date appraisals are available. It may also be useful to set out some general principles upfront to guide development should there be a gap in supporting evidence.
Climate Change Mitigation	Ensure that retrofitting of low carbon technologies is made as easy as possible.
	The potential for district-scale energy generation schemes ought to be encouraged, through the requirement for an energy study to support strategic development applications. The creation and protection of carbon sinks such as peatland and forested areas could be made explicit.
Climate Change Adaptation	Require a reduction in surface water run-off on development sites from current levels.
	Require development to provide areas of shade and cooling on site, or to contribute towards cooling measures in urban centres (such as tree planting, green roofs).
	Identify specific parcels of land for the delivery of a connected network of green and blue infrastructure in urban area.
	Set a specific target for the number of trees to be planted across the district. Require climate responsive passive design features in new built homes.

Table 10.2: Summary of Plan Effects and Potential Monitoring Measures

SA Objective: Summary of Effects	Monitoring Measures
<p>Air Quality</p> <p>In the long term, neutral effects are predicted once policy mitigation has been taken into account.</p> <p>In the short term, before the widespread uptake of electric vehicles and supporting infrastructure, there could be a slight deterioration in air quality, which for Selby Town is an uncertain minor negative effect.</p>	<p>Number of applications approved that have a negative effect on the AQMA</p> <p>Change in pollutant levels in the AQMA – Link to the management plan monitoring.</p>
<p>Biodiversity</p> <p>Minor positive effects are predicted in the long term due to the potential for protection and enhancement of habitats and the focus on connecting existing habitats to enhance the wider network.</p>	<p>Overall net gain in biodiversity across the District (% change)</p> <p>Number of important and protected trees lost through development</p> <p>Net loss of protected / designated habitat areas.</p> <p>Number and proportion of applications achieving 10% net gain on site</p>
<p>Climate Change Mitigation</p> <p>The Preferred Options Local Plan takes a fairly holistic approach to minimising and reducing carbon emissions from the built environment and from travel sources. As a result, minor positive effects are predicted in the long-term. To achieve significant positive effects, more widespread / challenging policy requirements would need to be introduced.</p>	<p>Amount of installed capacity in renewable energy</p> <p>Number of electric-vehicle charging points</p>
<p>Climate Change Adaptation</p> <p>The Preferred Options Local Plan appears to be proactive in directing growth away from areas at greatest risk of flooding.</p> <p>There should be an increased rate of tree planting and open space provision within new development; features which can help minimise the urban heating effect and flood risk.</p> <p>Minor positive effects are predicted.</p>	<p>New development granted contrary to EA objections</p> <p>Number of new properties located outside of Flood Zone 1</p> <p>Number of new trees planted as a result of new development / development contributions.</p>
<p>Economy and Employment</p> <p>Overall, major positive effects are anticipated in relation to employment on the basis that employment needs will be met in full, whilst also proposing a range of measures to support the</p>	<p>Amount of employment floorspace developed for B uses.</p> <p>Number of farm diversification schemes granted planning permission</p>

<p>diverse range of established and emerging sectors which contribute to the District's economy. Though levels of deprivation and inequality are relatively low for the District, regeneration and jobs growth are focused in areas that ought to help address these issues.</p>	<p>Regeneration schemes completed.</p>
<p>Health</p> <p>A broad range of measures are proposed to embed healthy lifestyles into new development. In the short term, minor positive effects are predicted, which could rise to moderate positive effects in the medium to long term as more development is delivered (with associated public realm and infrastructure improvements).</p>	<p>Number of hot food takeaways granted within 400m of a secondary school or further education college without restricted opening hours.</p> <p>Additional open space to meet the needs of new development</p> <p>Number of homes meeting the national space standards for living spaces</p> <p>% of new homes that are within walking distance of a school, local shops, bus stop / train station.</p>
<p>Heritage</p> <p>On one hand, the Plan takes a positive approach to the protection of heritage and ensuring that development is sensitive and finds uses for heritage assets that might otherwise be vulnerable to deterioration. There is also a focus on regeneration and improvement of the public realm, particularly in Selby Town and through the heritage-led portfolio of sites in Tadcaster. Together, this constitutes minor positive effects.</p> <p>Conversely, the Plan could give rise to some minor negative effects. Some site allocations are likely to have residual negative effects given that there will be settlement expansion and changes to the setting of heritage assets.</p>	<p>Safeguarding protected historic sites</p> <p>Appropriate uses and management of Heritage assets 'at risk'</p> <p>Heritage assets lost as a result of development</p>
<p>Housing</p> <p>Major positive effects are predicted as the preferred approach would exceed identified housing need and distribute it broadly across the District. A range of types and tenures of homes will be provided and housing needs within different sections of the community, including specialist housing needs, will be met.</p>	<p>Number of net annual housing completions broken down per Tier in the settlement hierarchy</p> <p>% of homes meeting standards set within the Local Plan</p> <p>Number and % of affordable housing secured</p>
<p>Land and Soil</p> <p>Overall, it is predicted that the Preferred Options Local Plan will lead to minor negative effects with regards to soil and land. Whilst the Plan seeks to</p>	<p>Amount of best and most versatile agricultural land lost (excluding sites allocated in the plan)</p>

<p>protect agricultural land and make the best use of brownfield opportunities, it proposes the allocation of large amounts of land that overlap with best and most versatile land.</p>	<p>Amount of brownfield land developed (Ha) and % of total</p>
<p>Landscape</p> <p>It is inevitable that changes to landscape and settlement character will occur due to the proposed growth, which could lead to moderate negative effects on landscape. However, growth is directed mostly to less sensitive areas and policies set out a range of measures to reduce the significance of effects. Negative effects are also balanced by the designation of Locally Important Landscape Areas and Strategic Countryside Gaps as well as potential for townscape improvements, particularly in Selby Town. Overall, minor negative effects are predicted.</p>	<p>Number of developments which compromise the openness of the Strategic Countryside Gap</p>
<p>Population and Communities</p> <p>Overall, the Preferred Options Local Plan is likely to support improvements to the provision of community facilities. The spread of development should mean that new and existing communities are likely to be adequately served by facilities, without being overwhelmed by growth. As a result, minor positive effects are predicted.</p> <p>There are some potential minor negative effects identified, as certain people may oppose development. However, this is <u>uncertain</u> and likely to be a minority.</p>	<p>Amount of Green Infrastructure created or lost through development</p> <p>Amount of outstanding development contributions</p> <p>Loss of facilities that where needed by the community</p> <p>Number of objections to major development applications</p>
<p>Transport</p> <p>Mixed effects (minor positive and minor negative) are predicted with regards to transport. On one hand, there is a strong emphasis on sustainable transport, and growth is broadly distributed to areas that are well serviced by public transport and jobs. Conversely, concentrations of development in Selby Town, and possibly at a new settlement could lead to increased congestion issues.</p>	<p>Percentage of new homes that are within 400m from a bus stop / rail station</p> <p>Improvements and additions to the cycle network</p> <p>Peak time congestion at key junctions</p>
<p>Water resources</p> <p>Overall, it is considered that the Preferred Options Local Plan is likely to give rise to minor positive effects in relation to water resources.</p>	<p>Water Framework Directive Status of watercourses</p> <p>Headroom capacity at wastewater treatment plants</p>

Part 4: What are the next steps?

11. Next Steps

- 11.1.1 This document is an Interim Sustainability Appraisal Report that accompanies the latest stage of work in relation to the Selby Preferred Options Local Plan Review.
- 11.1.2 This Interim SA Report will be made available for consultation alongside the Preferred Options Local Plan.
- 11.1.3 A full SA Report will be prepared to support the next stage of the Local Plan preparation process - the Publication version. This will involve consolidating previous SA work (i.e. this and any further Interim SA Reports) as necessary, as well as establishing potential monitoring measures. Further mitigation or enhancement measures will also need to be considered, as well as revisiting the consideration of alternatives in light of any new evidence.
- 11.1.4 The most recent timetable moving towards Adoption of the Local Plan is set out in the Council's 7th Local Development Scheme⁹. The Key stages are summarised in Table 12.1 below.

Table 12.1: Timetable

Date	Milestone
29 January – 12 March 2021	Consultation on Preferred Options Local Plan
January/February 2022	Publication of Submission Draft
June 2022	Submission to the Secretary of State
July 2022 – April 2023	Examination of the Plan
May 2023	Adoption of the Local Plan Review

- 11.1.5 At each of these stages, it may be necessary to undertake additional iterations of SA to take account of changes and modifications to the Plan.

⁹ <https://www.selby.gov.uk/local-development-scheme>

Appendix A: SA Scoping Report Comment Log

See Separate Document

Appendix B: Appraisal of Reasonable Alternatives Strategies

See Separate Document

Appendix C: Summary of site appraisal findings

See Separate Document

