

Selby Local Plan (Draft Plan Stage – Preferred Options)

Sustainability Appraisal: Spatial Options Appraisal

Summary Report

December, 2020

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1. Background

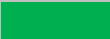






- 1.1 AECOM has been commissioned to undertake the Sustainability Appraisal (SA) for the Selby Local Plan.
- 1.2 An important part of this process is to explore different ways in which the Plan vision and objectives can be delivered.
- 1.3 Of critical importance is the approach to growth both in terms of the amount overall and how it is distributed across the district.
- 1.4 The Council has identified 8 spatial growth options for appraisal, which range from 382 dwellings per annum (needs-led growth) up to 589 dwellings per annum (higher level growth). The higher growth figures are no longer seen as appropriate by the Council, as the latest indications from Government are that the Standard Methodology figure of 346 dwellings per annum will stand. Nevertheless, these higher options were considered as a contingency should housing needs increase. Therefore, the findings have been included for context and completeness.
- 1.5 At this stage, the options set out the broad constraints and opportunities associated with a range of different approaches. It is the Council's responsibility to make a decision about the preferred approach in light of such findings (and alongside a range of other evidence).
- 1.6 The 8 options are briefly summarised below. Options A – E plan for needs-led growth and Options F-H consider a higher level of growth. There are many similarities, so the key features of each option are noted:
 - A: Greater focus on Selby Town
 - B: Higher amounts of growth directed to Tier 1 and Tier 2 settlements instead of Selby Town
 - C: Highest amounts of growth are directed to the Tier 1 and Tier 2 settlements, with much less growth at Selby Town and Eggborough as a result.
 - D: Similar to Option A, but less growth overall, and dispersal to Tier 1 and 2 settlements rather than Selby Town.
 - E: Green Belt release is involved at Sherburn in Elmet and Tadcaster, meaning that growth in Selby Town is lower than Option A.

- F: Higher growth target, meaning that an additional new settlement is required, high growth in Selby Town and further growth in the Tier 1 and 2 settlements.
- G: Higher growth target meaning much of the development for Option A is included, but two new settlements are required and Green Belt release.
- H: Higher growth target meaning three new settlements are required plus much of the growth involved for Option A.

2. Methods

2.1 Methods

- 2.1.1 The appraisal has been undertaken by assessing each option against a framework of sustainability objectives.
- 2.1.2 These objectives were established at the Scoping Stage of the SA process.
- 2.1.3 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).
- 2.1.4 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.

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

- 2.1.5 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.
- 2.1.6 To support the assessments, we have referred to 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.

3. Summary of findings

3.1 Effects matrix

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

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

3.1.3 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 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.

| | 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 | ? | ? | ? | ? | ? | | | |

4. Summary by SA Topic

4.1 Population and Communities

Needs-led growth

- 4.1.1 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.
- 4.1.2 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.
- 4.1.3 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.
- 4.1.4 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.
- 4.1.5 Option C is also predicted to have moderate positive effects. Whilst a dispersed approach is taken, which means the services available to many new developments will be more limited, this approach would be most likely to support the vitality of Tier 1 and 2 villages and maintain a sense of community.
- 4.1.6 Options B, D and E 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 to A and C.

Higher growth

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

4.2 Climate change mitigation

Needs-led growth

- 4.2.1 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. 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.
- 4.2.2 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 of 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.

4.2.3 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

4.2.4 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.

4.2.5 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.

4.3 Economy and Employment

Needs-led growth

4.3.1 All of 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.

4.3.2 Option A places the majority of 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 also 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.

- 4.3.3 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).
- 4.3.4 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.
- 4.3.5 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.
- 4.3.6 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

- 4.3.7 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 of 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**.

4.4 Transport

Needs-led growth

- 4.4.1 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.
- 4.4.2 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

- 4.4.3 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.
- 4.4.4 All three options also focus a large amount of growth to Selby Town, and as discussed above this should support sustainable patterns of travel.
- 4.4.5 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.
- 4.4.6 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 option also avoids large amounts of growth being directed to the Tier 1 and 2 settlements, and so potential **major positive effects** are predicted overall.
- 4.4.7 Option G has similar effects, but the new settlement opportunities are slightly reduced. Instead, urban extensions of a smaller scale are involved at Sherburn in Elmet and Monk Fryston. Whilst these could still support some infrastructure, it would be less expansive, and Monk Fryston has relatively limited access to the district's employment and services. Therefore, **moderate positive effects** are predicted.

4.5 Historic environment

- 4.5.1 Overall, it is difficult to rank the options in terms of preference against the historic environment SA theme. 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.
- 4.5.2 The main differences are discussed below:
- 4.5.3 Option A focuses the most growth in 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. 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 here 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 is adjacent to scheduled ancient 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.
- 4.5.4 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.
- 4.5.5 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.
- 4.5.6 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 such, **minor negative effects** are predicted overall.

- 4.5.7 Option E directs greater levels of growth to Tadcaster and Sherburn in Elmet, and involves higher growth overall than A-D . Tadcaster is 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 Ancient Monument. As a result **moderate negative effects** are predicted overall.
- 4.5.8 The higher growth levels involve increased pressures on multiple settlements, and hence moderate negative effects are more likely to arise. Though Option H places much growth at the new settlements, one of these is sensitive and would definitely be involved. Therefore, the potential for **major negative effects** overall is recorded. However, this might also bring potential to better protect assets, so a degree of uncertainty exists.

4.6 Health

Needs-led growth

- 4.6.1 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.
- 4.6.2 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.
- 4.6.3 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.

- 4.6.4 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.
- 4.6.5 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.
- 4.6.6 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.
- 4.6.7 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.
- 4.6.8 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

- 4.6.9 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.
- 4.6.10 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.

4.7 Air quality

Needs-led growth

- 4.7.1 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).
- 4.7.2 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.
- 4.7.3 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.
- 4.7.4 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

- 4.7.5 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.

4.8 Biodiversity

Needs-led growth

- 4.8.1 Where the level of growth and similar site options are involved between the different options, the effects in terms of biodiversity are the same.
- 4.8.2 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.
- 4.8.3 The main differences between the options are as follows:
- 4.8.4 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 under Option A would not be likely to significantly different effects here compared to the other options that involve lower growth. Therefore, overall only **minor negative effects** are recorded.
- 4.8.5 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.
- 4.8.6 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.
- 4.8.7 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

- 4.8.8 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. The potential for **major negative effects** is more likely with such an approach overall.
- 4.8.9 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. The overall affects are therefore predicted to be **minor negative**.

4.9 Land and Soil

Needs-led growth

- 4.9.1 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.
- 4.9.2 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

- 4.9.3 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.
- 4.9.4 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.

4.10 Climate Change adaptation

Needs-led growth

- 4.10.1 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.
- 4.10.2 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.
- 4.10.3 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.
- 4.10.4 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.
- 4.10.5 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

- 4.10.6 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).

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

4.11 Housing

Needs-led growth

4.11.1 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

4.11.2 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.

4.12 Water

Needs-led growth

4.12.1 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.

- 4.12.2 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.
- 4.12.3 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.
- 4.12.4 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 D could be more likely to give rise to effects.
- 4.12.5 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.
- 4.12.6 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.
- 4.12.7 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.
- 4.12.8 At this stage, potential **moderate negative effects** are presumed from a precautionary point of view (acknowledging a degree of uncertainty)
- 4.12.9 Options A, B and D are predicted to have **minor negative effects**, but uncertainty also exists.

Higher Growth

- 4.12.10 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. Overall summary and options comparison

5.1 Needs-led growth

- 5.1.1 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.
- 5.1.2 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.
- 5.1.3 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.
- 5.1.4 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 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.
- 5.1.5 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.
- 5.1.6 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.
- 5.1.7 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.

5.2 Higher growth

- 5.2.1 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.
- 5.2.2 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.

