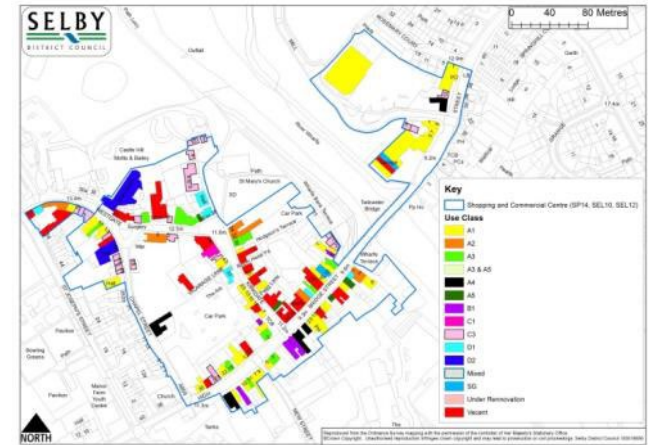
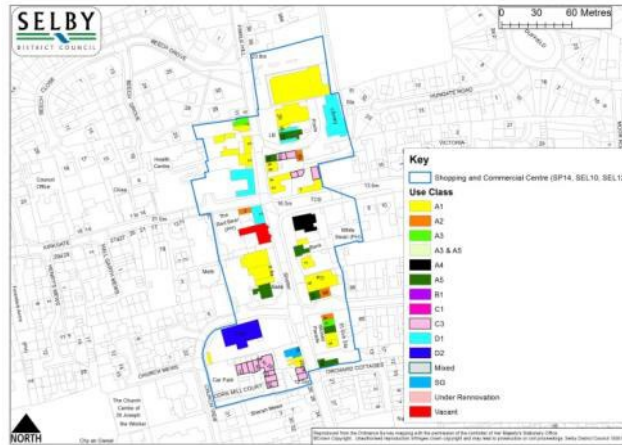
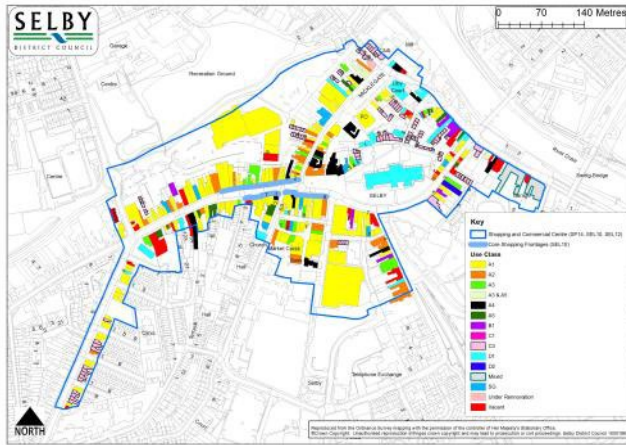


Selby Local Plan

Position Statement: Town Centre and Retail Survey 2018



Contents

1	Introduction.....	3
2	Selby Town Centre (2018).....	10
3	Sherburn in Elmet Retail Survey (2018)	33
4	Tadcaster Town Centre Survey (2018).....	50
5	Overall Commercial Figures	68
6	Conclusions	79
	Appendix 1	84
	Selby District Local Plan Core Strategy (2013).....	84
	Selby District Local Plan Saved Policies (2005).....	85

1 Introduction

In September and October 2018, Selby District Council undertook a town centre and retail survey. This was an observational survey that recorded the Use Classes within, and adjacent to the shopping and commercial centre boundaries of the Principal Town (Selby) and two Local Service Centres (Sherburn in Elmet and Tadcaster) as defined in the Selby Local Plan (2005) and the Core Strategy Local Plan (2013).

This report forms part of the evidence base to help inform Planning Policy decisions in the District. It also helps ensure that Selby District Council meets the latest requirements for town centres as set out in the National Planning Policy Framework (NPPF, 2018).

1.1 National Planning Policy Framework (2018) - Ensuring the vitality of town centres

Paragraphs 85 to 90 in Chapter 7 of the National Planning Policy Framework (NPPF, 2018) specify that planning policy should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Local Planning authorities are directed to:

- Define a network and hierarchy of town centres and promote their long-term vitality and viability.
- Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations.
- Retain and enhance existing markets and, where appropriate, re-introduce or create new ones
- Allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so shopping and commercial centre boundaries should be kept under review where necessary.
- Where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified,

policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and

- Recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

1.2 The Statutory Development Plan

The Core Strategy Local Plan (2013) and the Saved Policies from Selby District Local Plan (2005) are the statutory local planning documents that inform Planning Policy within the District. The relevant policies are SP14 of the Core Strategy Local Plan (2013) and SEL10 and SEL12 from the Saved Policies of the Selby District Local Plan (2005). These three policies are reproduced in full in Appendix 1.

1.3 The Use Class Order

The Use Class Order puts uses of land and buildings into various classifications. A summary of the Use Classes Order at 2018¹ is set out in Table 1. In general, planning permission is not needed for changes of use within the same Use Class. For each property the different floors have been visually assessed and classified in line with the Use Class Order.

Table 1: Use Class Order

Use Class	Examples
A1	Shops and retail outlets eg Shops, post offices, hairdressers etc
A2	Professional Services
A3	Food and Drink eg cafes.
A4	Drinking Establishments
A5	Hot food and takeaway
B1	Business eg offices except those that are classed as A2
B2	General Industrial
C1	Hotels, Boarding houses and Guest House
C3	“Dwelling” House eg Primary or principal residences
D1	‘Public’ services eg Medical Centres, museums etc
D2	Entertainment and Leisure eg Cinemas and Concert Halls
Sui Generis	Uses that do not fall into any use class eg nightclubs, betting shops etc

¹ Based on the Town and Country Planning (Use Classes) Order 1987 (as amended), and the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by the 2016 Amendment Order, the 2017 Amendment Order, and the 2017 (No2) Amendment Order and the 2018 Amendment Order

1.4 Use Types

Use types cut across or combine the various Use Class Order classifications of land use into standard use types. The retail use types are generally recognised in retail surveys and reports to be those retail use types set out in Table 2. The 2018 survey continues to use these use types to standardise the study so that comparisons can be made in future studies.

Only the ground floor of each property has been visually assessed and classified against the Use Types.

Table 2: Use Types

Use Type	Examples
Comparison Retail	This includes items that are usually bought infrequently and are often expensive so customers often compare prices of the product before purchasing.
Convenience Retail	This includes Supermarkets, Small Stores where everyday goods can be purchased such as basic foods etc
Financial and Professional Services	This includes Banks and Financial Services, Building Societies, Estate Agents and Auctioneers
Health Care Services	This includes medical centres, dental clinics and physiotherapists etc
Miscellaneous	This includes Employment services, Careers, Post Offices and Information, Betting Shops, Night clubs etc
Public House and Social Clubs	This includes working men and social clubs.
Residential	This includes flats and houses.
Restaurants, Cafes and Takeaways	This includes restaurants, cafes, delis, coffee shops and takeaways etc
Retail Services	This includes Hairdressing Salons, Beauty and Health Clinics, Laundrettes and Travel agents etc
Vacant	Any property or business that is not in use

1.5 What we surveyed

We visually surveyed all the ground floor units within the defined shopping and commercial centre boundaries and any business units just outside these boundaries. We also visually surveyed the upper floors and residential spaces in line with the NPPF (2018) which recognises the importance of residential space within town centre and retail areas. Please note that where the uses of upper floor units were unknown or difficult to identify, they were classified as “ancillary uses” in relation to the ground floor. This was to maintain the consistency and soundness of the study. In addition, the locations of train stations, car parks and bus stops have been identified, as these can contribute to the vitality and sustainability of the town centre and retail areas.

1.6 Previous Town Centre Survey 2015

The previous Town Centre Survey was undertaken by GVA to inform the Council’s Retail and Leisure Study 2015, which is available to view on the Council’s website [here](#). The GVA report (2015) recommended changes to each of the commercial centre boundaries as defined for each of the main centres in the Selby District Local Plan (2005). It also recommended changes to the Primary Shopping Frontage and Primary Shopping Area in Selby.

Earlier town centre surveys were completed by the Council in 2007, 2008 and 2009. The 2009 survey is available to view on the Council’s website [here](#).

1.7 Comparisons with previous surveys

Public Houses and Social Clubs, Health Care Services, and Residential units have been added into the use type classification as they contribute to town centre vitality. In the latest NPPF (2018) the importance of residential units to the high street was highlighted. As a result of including these Use Types in the current survey, direct comparisons between the 2009 and 2015 surveys cannot be made.

1.8 Further Monitoring and Policy Implications

Selby District Council will endeavour to undertake a town centre and retail survey every 2-3 years or as needed, to assess whether the policies in the Local Plan are being achieved, to update the evidence base and to inform emerging Local Plan documents. An emerging Government Policy, which could have an impact on town centres, was unveiled in the Budget 2018: The changing landscape of UK’s High Streets was recognised and has led to the Government setting aside a “*Future High Streets Fund*”. It is anticipated that local councils will be invited to bid for this fund.

Future Monitoring

The GVA report (2015) recommended changes to the way the Council undertakes the monitoring of activity in the town centres to include:

- “The floorspace and fascia composition of the town centres;
- A schedule of planning permissions granted for retail and leisure proposals in the district (a minimum floorspace may be appropriate);
- Retail and leisure commitments and proposals in the competing centres in the wider sub-region (of a scale to materially influence sub-regional shopping patterns); and
- Development opportunity sites.”

This position statement does not include an initial report on these suggested additional monitoring aspects of town centres and retailing. The annual Authority Monitoring Report will set out whether or not to undertake these additional aspects of monitoring for the town centres at the next survey.

1.9 Format of this Report

For each Shopping and Commercial Centre the results of the surveys are presented by a commentary based on tables, charts and accompanying Ordnance Survey based plans.

- The various uses at ground floor and the upper floors are presented in terms of Use Class.
- The various uses at ground floor are presented in terms of Use Type.
- Comparisons of the Use Types with the 2015 GVA survey have been made where possible.
- Vacancy rates are set out.
- The 2015 GVA Survey recommended changes to the three Shopping and Commercial Centre Boundaries. For each commercial centre, the 2015 proposed changes are considered in light of the Uses identified immediately within and adjacent to the existing and proposed boundaries. This will help to establish if the shopping and commercial centre boundaries need to be considered for amendment.
- The 2015 GVA Report also set out recommended amendments to the Primary Shopping Frontage and Primary Shopping Area within Selby. Again, the 2015 recommended changes to the Primary Shopping Frontage and Primary Shopping Area are considered.

- The locations of bus stops, car parks, bicycle parks and the Selby train station are also noted.
- Finally, the report combines the data from all the shopping and commercial centres to provide overall commercial figures for the District.

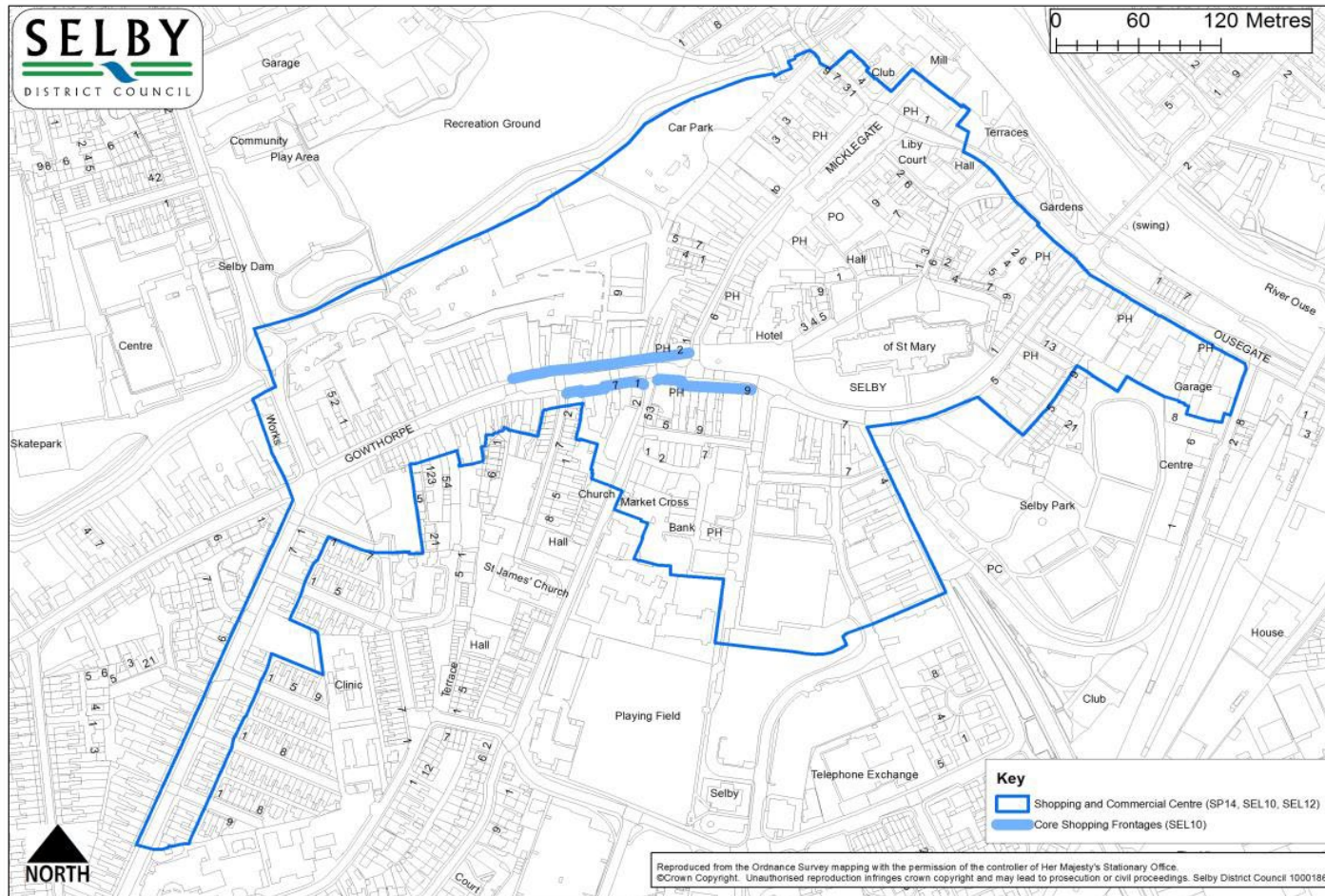
The main findings of this report will be included in the Authority Monitoring Report for 2018-2019.

2 Selby Town Centre (2018)

The town centre and retail survey for Selby was undertaken on 5th October 2018.

Selby's Shopping and Commercial Centre boundary and Core Shopping Frontages are shown in Figure 1 below.

Figure 1 - Selby Shopping and Commercial Centre boundary and Core Shopping Frontages



2.1 Selby Ground Floor Use Classes (2018)

The ground floor use class survey results for Selby are shown in Table 3, Figure 2 and Charts 1 and 2.

As expected for the main commercial centre of the District, there are a wide variety of use classes within Selby Town Centre. The ground floor uses are dominated by 142 units of A1 uses (39%). Of these, 32 units were Hairdressing, Barbers and Beauty Salons, 11 units were clothing shops and 8 units were charity shops. Table 3 also highlights the large number of residential units (92) within the shopping and commercial centre boundaries which accounts for 25% of the uses at ground floor within the shopping and commercial centre boundary. Takeaways (A5) and restaurants (A3) and mixed takeaway and restaurants account for 36 units (10%) within Selby which highlights a growing trend within the high streets. (The A3/A5 Use Class, accounts for the two units where the premises contained a restaurant and takeaway within the same unit.) The next most prevalent land uses are professional units (A2) at 10% (36 units) consisting of mainly estate and letting agents. Vacant uses also account for 10% (36 units) within the shopping and commercial centre boundary.

Table 3 - Selby Ground Floor Use Classes by the Number of Units and Percentage (2018)

Use Class	Units	Percentage (%)
A1	142	39
A2	36	10
A3	21	6
A3 & A5	2	1
A4	15	4
A5	15	4
B1	6	2
B2	4	1
C3	92	25
D1	18	5
D2	2	1
Sui Generis	11	3

Figure 2 - Selby Ground Floor Use Classes (2018)

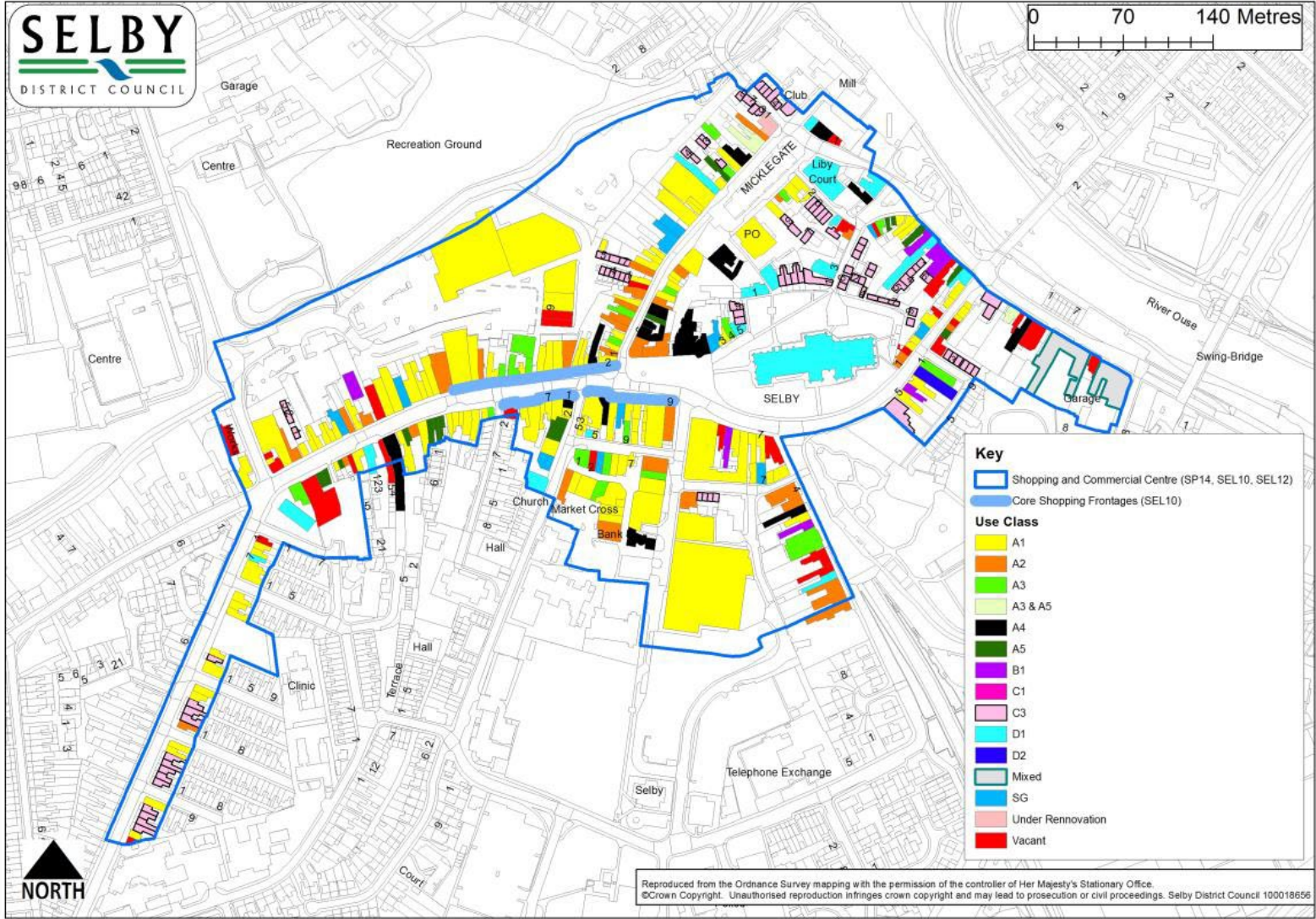


Chart 1: Chart showing Selby Ground Floor Use Classes by the Number of Units (2018)

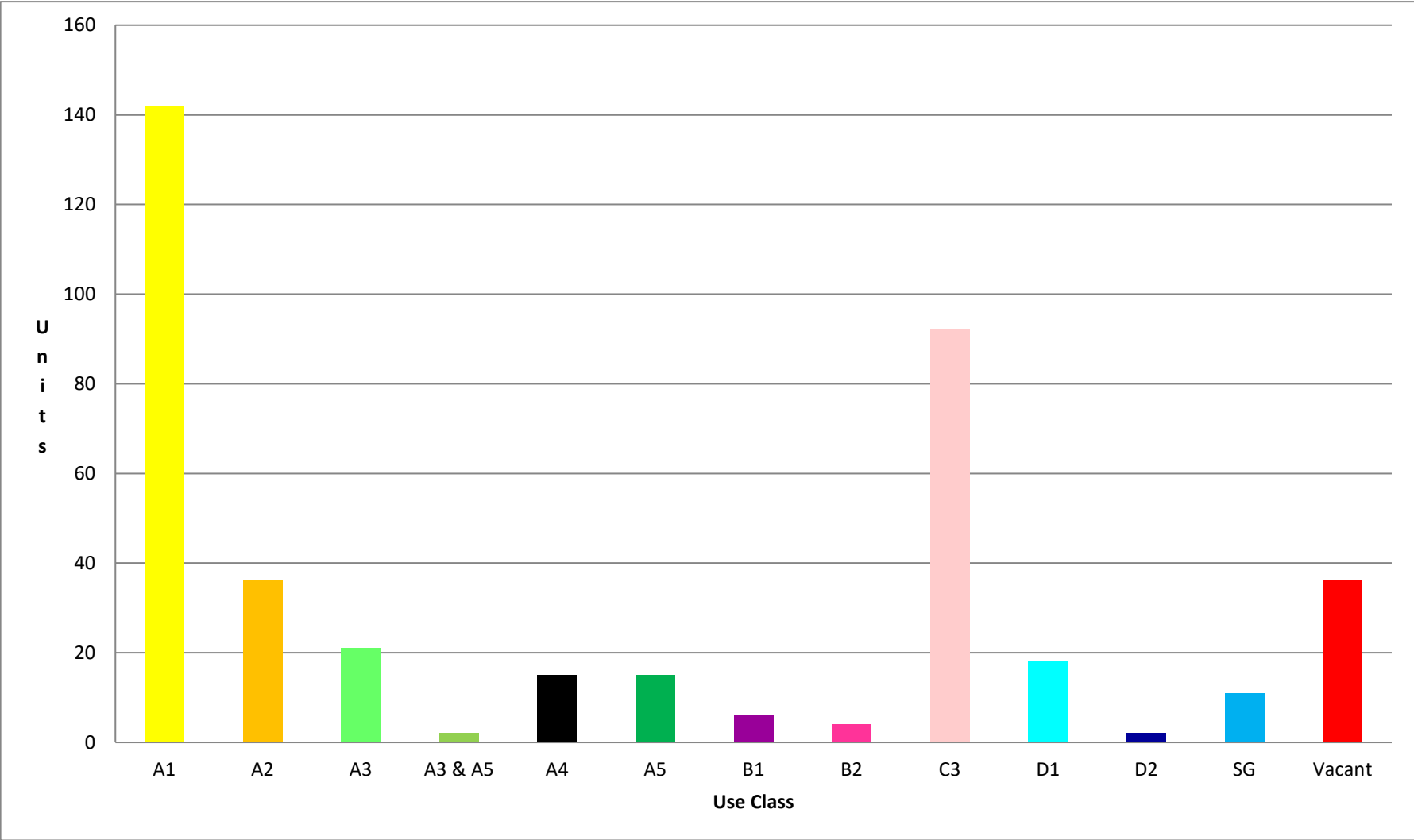
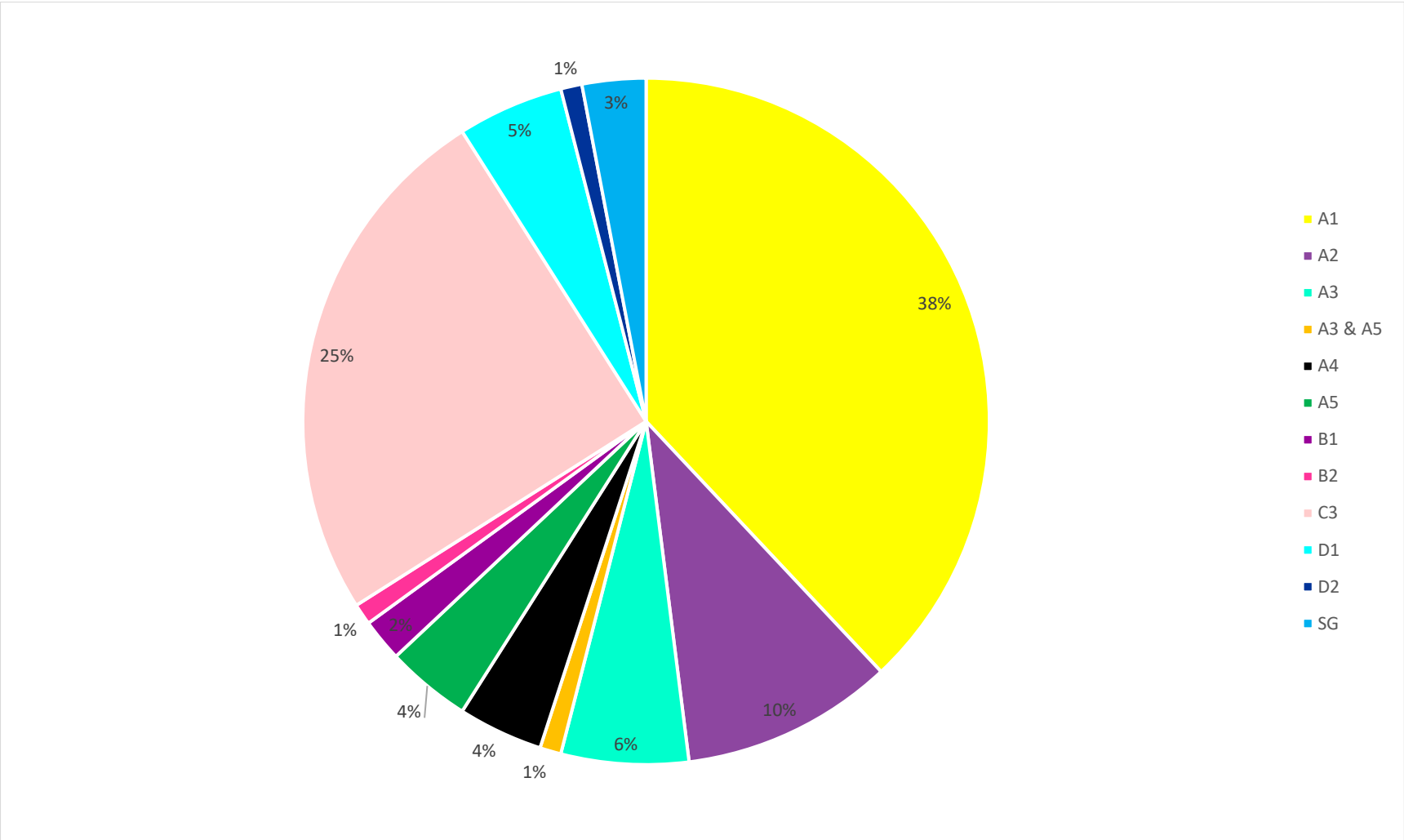


Chart 2: Pie-Chart showing Selby Ground Floor Use Classes as a Percentage (2018)



2.2 Selby Upper Floors Use Classes (2018)

The Selby upper floors use classes are shown in Tables 4 and 5, and in Figures 3 and 4. The survey has highlighted that the greatest upper floor uses are ancillary to the ground floor use. However where a use not ancillary to the ground floor was identified, it can be reported that:

Vacant units:

- 3 units were vacant above an occupied ground floor unit;
- 27 units had all floors including the ground floor vacant.

Residential units:

- 92 units were residential at all floors;
- there were 29 residential units above another use class;
- there was one occupied residential unit above a vacant ground floor unit.

A2 Uses:

- There were 5 units that were A2 at upper floors.

D1 Uses:

- The D1 uses that were known at the upper floors were dentist clinics.

Table 4: Selby 1st Floor Use Classes (2018)

Use Class	Units	Percentage (%)
A1	2	0.55
A2	5	1.38
A4	1	0.28
Ancillary to Ground	195	53.87
C3	122	33.70
D1	5	1.38
Mixed	2	0.55
Vacant	30	8.29

Table 5: Selby 2nd Floor Use Classes (2018)

Use Class	Units	Percentage (%)
A2	5	4
Ancillary to First Floor	1	0.8
Ancillary to Ground Floor	63	50.4
C3	42	33.6
D1	4	3.2
Mixed	1	0.8
Vacant	9	7.2

Figure 3: Selby First Floor Use Classes (2018)

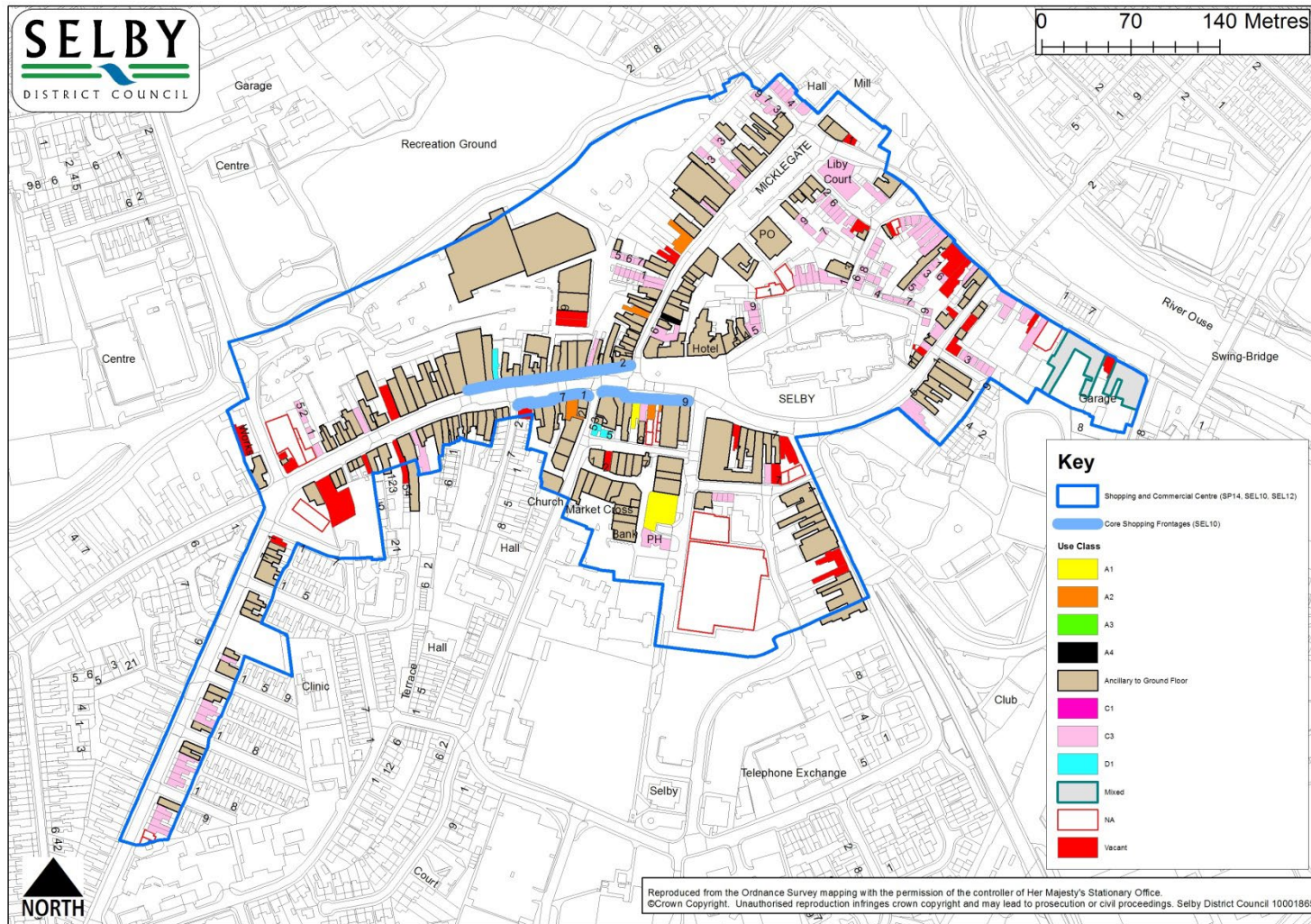
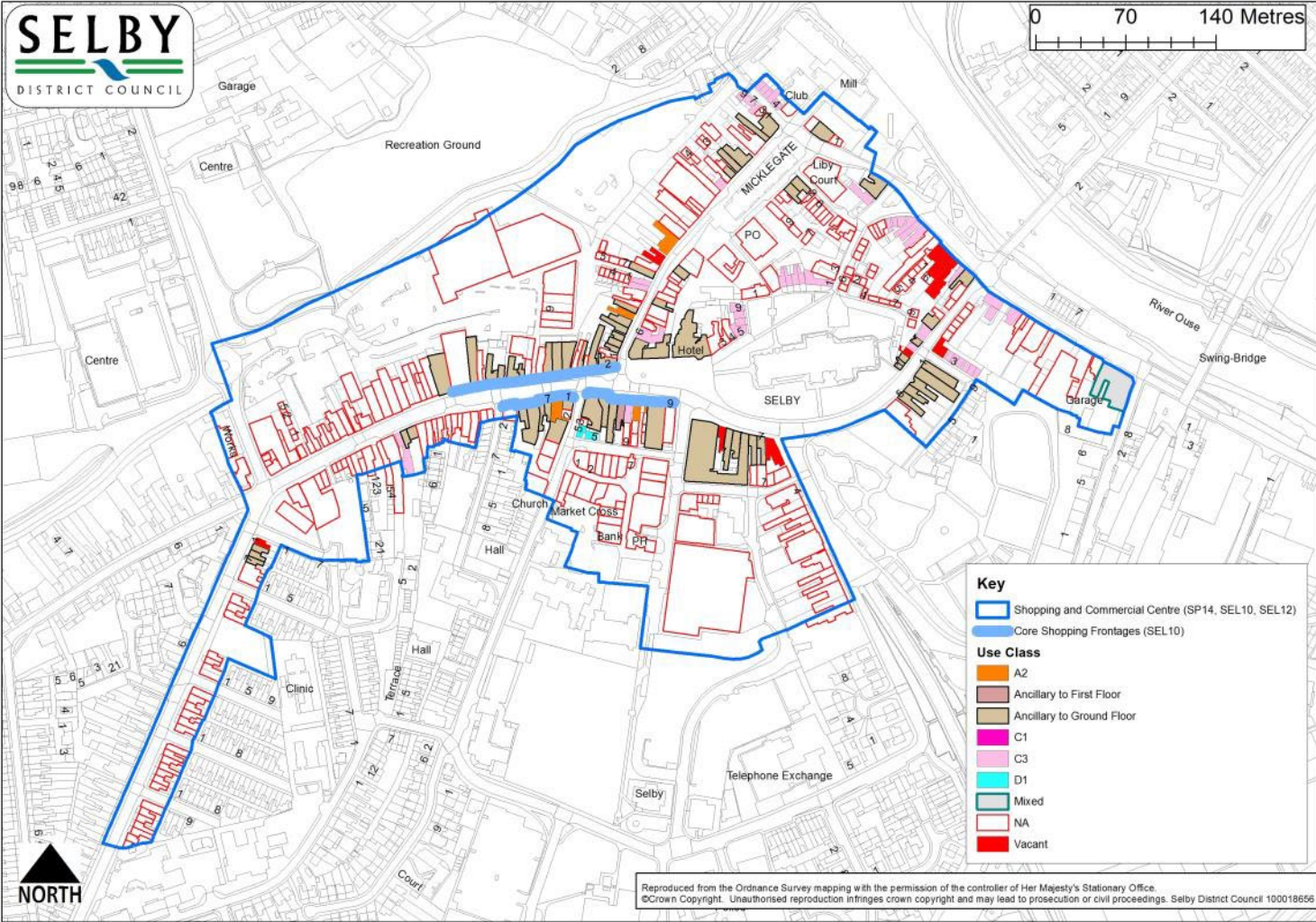


Figure 4: Selby Second Floor Use Classes (2018)



2.3 Selby Town Centre Ground Floor Retail Use Types (2018)

Selby Ground Floor Use Types have been recorded and are shown in Table 6, Figure 5 and Charts 3 and 4. Due to the combination of use classes to achieve the use types, the ground floor use types are now seen to be dominated by residential units which account for 92 units (22.94%) within the shopping and commercial centre boundary. Table 6 also highlights the high number of Comparison Retail units (89) within the shopping and commercial centre boundary of which accounts for 22.19% of all units. There are also a large number of retail services units within the town centre (44); due to the abundance of hairdressing salons, barbers and beauty salons which account for 32 units. Other uses types close to or above 10% of the total use types are; Financial and professional services which account for 10.22% of the units; Restaurants, Cafes and Takeaways which account for 9.73% of the units of which are primarily fast food takeaways; and vacant units account for 9.23% of units within the shopping and commercial centre boundary. This highlights that although Selby is a vibrant town there is still room for improvement within the shopping and commercial centre boundary. Of the remaining units; miscellaneous account for 30 units; Public House and Social Clubs account for 16 units; convenience retail accounts for 8 units; and the remaining 5 units are Health Care Services.

Table 6 - Selby Ground Floor Use Types by Units and Percentage (%) (2018)

Use Type	Units	Percentage (%) 2018
Comparison Retail	89	22.19
Convenience Retail	8	2.00
Financial and Professional Services	41	10.22
Health Care Services	5	1.25
Miscellaneous	30	7.48
Public House and Social Clubs	16	3.99
Restaurants, Cafes and Takeaways	39	9.73
Retail Services	44	10.97
Residential	92	22.94
Vacant	37	9.23

Figure 5: Selby Ground Floor Use Types (2018)

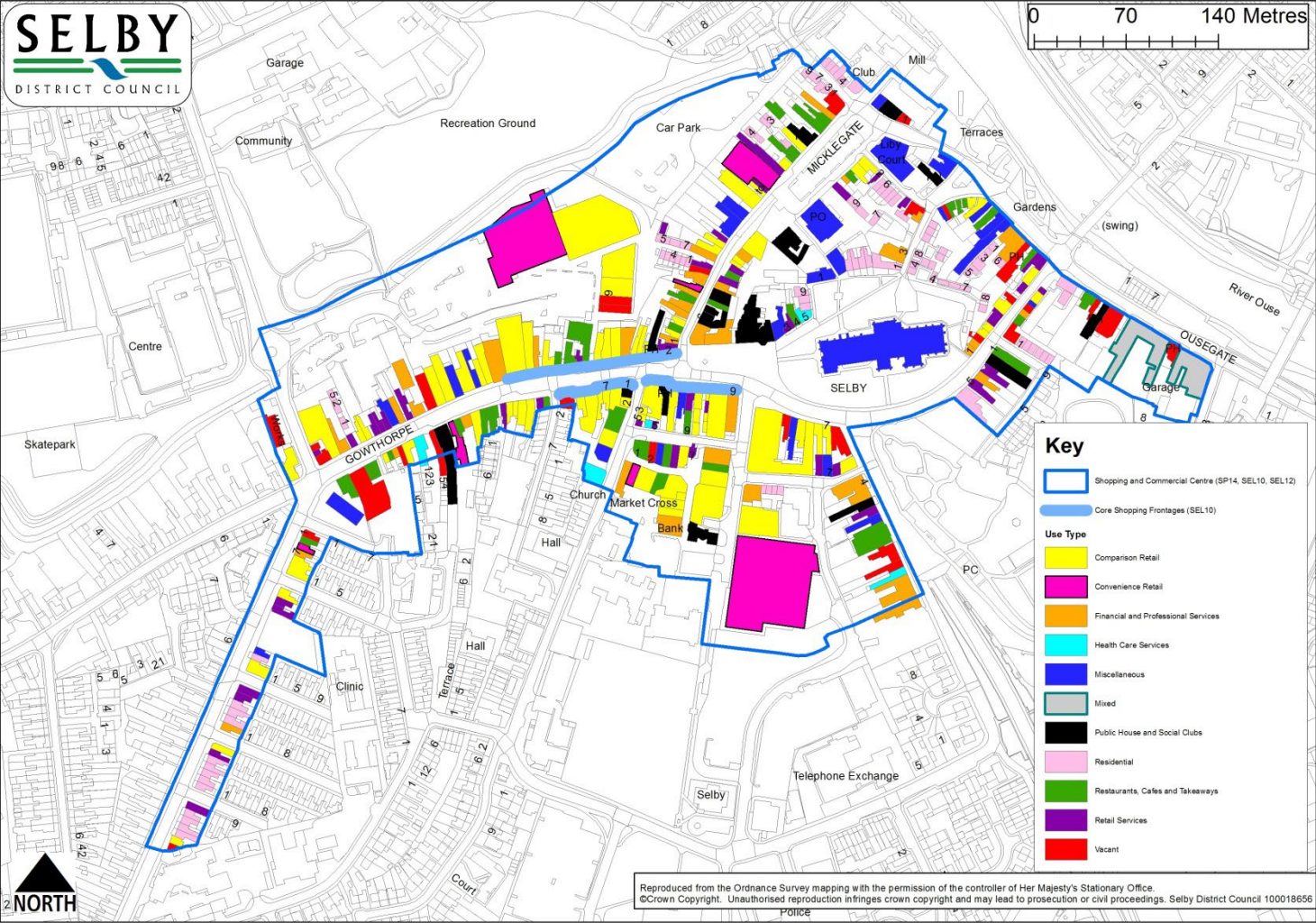


Chart 3: Selby Ground Floor Retail Use Types by Individual Units (2018)

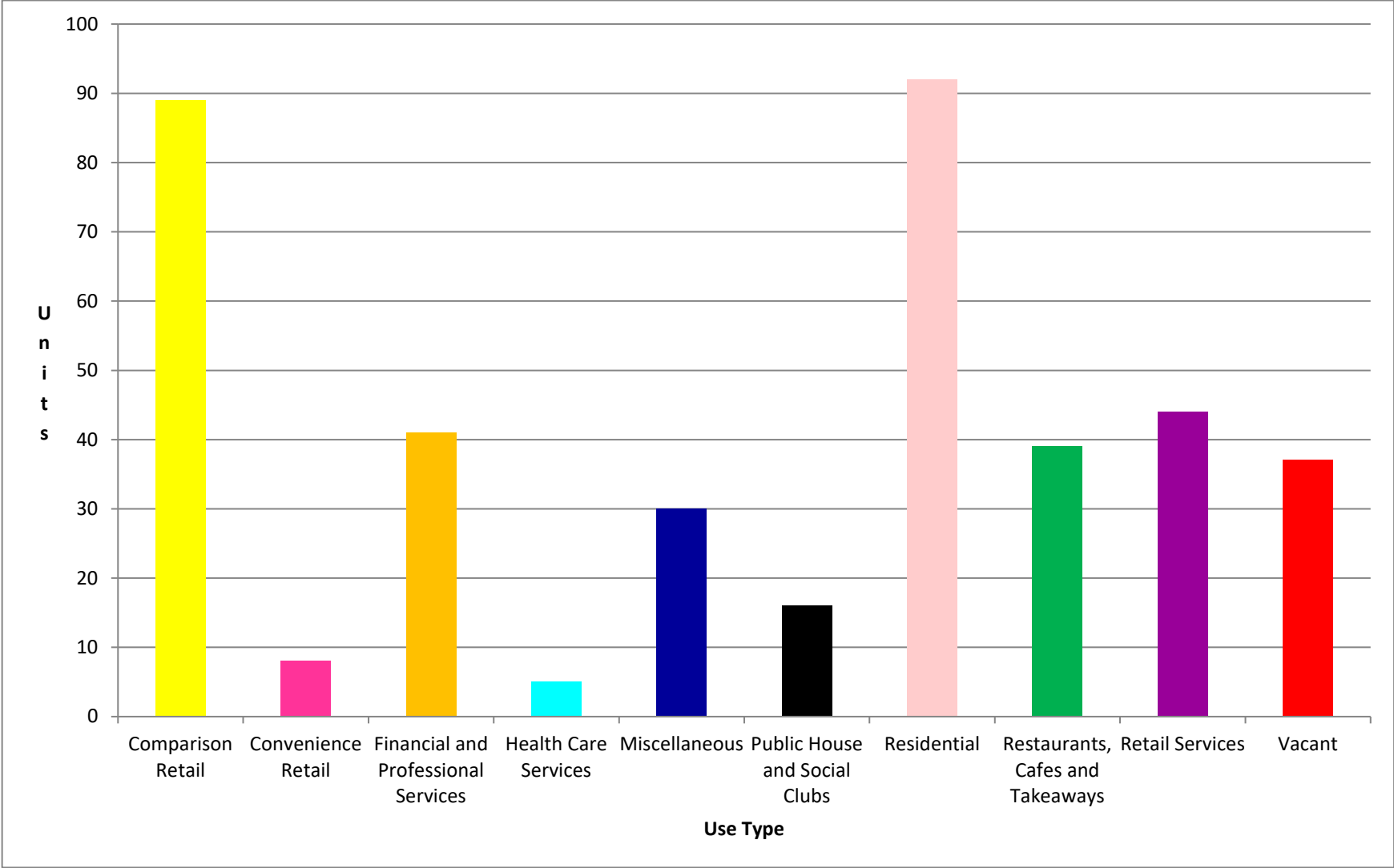
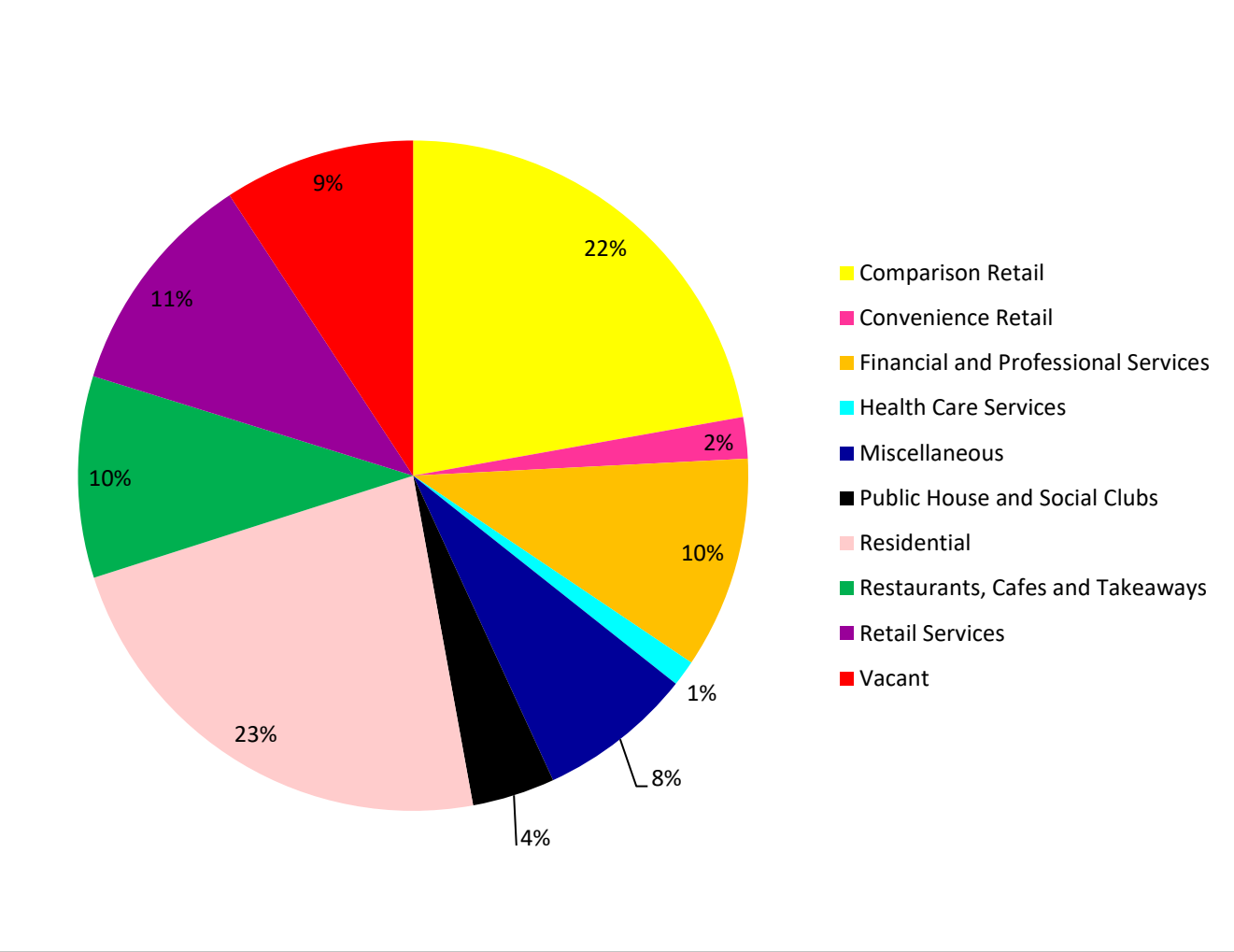


Chart 4: Selby Ground Floor Use Types as a Percentage (2018)



2.4 Comparisons - Selby Town Centre Use Type Changes 2015-2018

Comparisons between the 2015 and 2018 surveys are shown in Table 7. The inclusion of residential units in the 2018 survey causes a significant difference between the studies as residential units account for 22.94% of all ground floor units in 2018. Similarly, public houses and social clubs, and health care services were also not included in the 2015 survey.

Table 7: Selby Retail Use Type Change by Percentages (%) 2015 - 2018

Use Type	Percentage (%)	Percentage (%)
Comparison Retail	36.4	22.19
Convenience Retail	8.8	2
Financial and Professional	13.6	10.22
Health Care Services	Not Included	1.25
Miscellaneous	0.4	7.48
Public House and Social Clubs	Not Included	3.99
Restaurants, Cafes and	14.9	9.73
Retail Services	15.8	10.97
Residential	Not Included	22.94
Vacant	10.1	9.23

2.5 Selby Core Shopping Frontages (2018)

Policy SEL/10 of the Saved Policies from Selby District Local Plan (2005) defines the Core Shopping Frontage for Selby town centre as follows:

“...2. In the case of ground floor premises within core shopping frontages, as defined on the proposals map, the predominantly retail character of the frontage will be retained by ensuring:

- a) That not more than two non-retail premises are located side by side; and*

b) *That not more than one third of each frontage is devoted to non-retail uses....”*

The Core Shopping Frontages is an area that covers the Eastern area of Gowthorpe and Western edge of Market Place. Figure 6 shows the Core Shopping Frontages with the Use Classes displayed for each unit at ground floor, whilst Table 8 shows the number of units per Use Class in the core shopping frontage as a percentage of the total number of units in the Core Shopping Frontages only.

Table 8: Selby Core Shopping Frontages and Use Classes (2018)

Use Class	Number of Units	Units as a Percentage (%) of Core Shopping Frontages
A1	22	66.67
A2	3	9.09
A3	3	9.09
A4	3	9.09
D1	1	3.03
Vacant	1	3.03

Table 8 and figure 6 show that within the Core Shopping Frontages:

- 22 units (66.67%) are A1 Use Classes.
- Only 1 unit is vacant.
- A2, A3 and A4 Uses are evenly split with 3 units each
- There are not more than 2 adjacent non-retail uses in any of the frontages of the Core Shopping Frontage area
- Not more than 1/3 of each frontage is non-retail use.

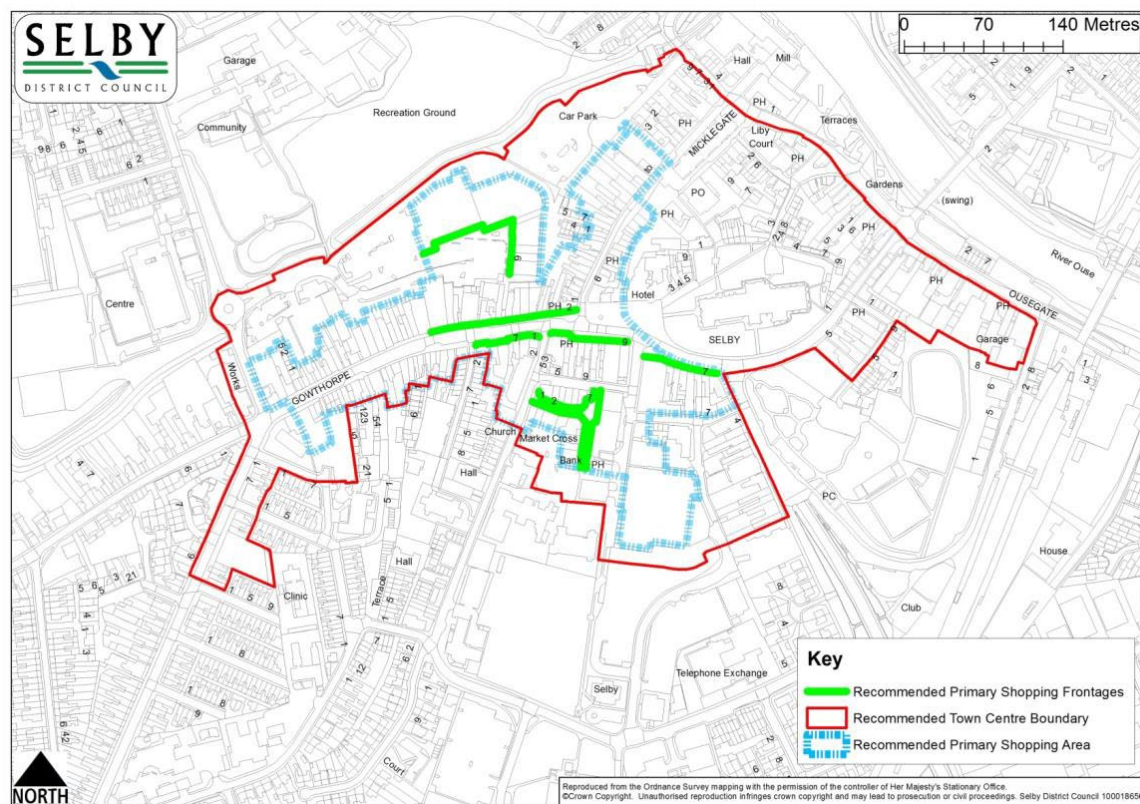
Figure 6: Selby Core Shopping Frontages with Ground Floor Use Classes



2.6 Changes proposed in GVA 2015 report

Figure 7 shows the GVA report (2015) recommended changes to the town centre boundary, the primary shopping frontages and the recommended introduction of a primary shopping area in Selby. It was considered that secondary shopping frontages for Selby were not necessary as the town centre is too small in physical terms. The GVA report also recommended that the Council undertake a review of the adequacy and relevance of the existing defined Primary Shopping Frontage designations within Selby town centre. Any changes necessary as a result of changes to the boundaries will be set out in the AMR and considered for inclusion in the emerging Local Plan documents.

Figure 7: Selby Proposed Primary Shopping Frontages and Primary Shopping Area (GVA 2015)



Primary Shopping Frontage

The GVA report (2015) recommended changes to the primary shopping frontage in line with the NPPF (2018) (Annex2) to include a high proportion of retail uses within a designated primary shopping area. The study recommended extending the designation of the Core Shopping Frontage and to amend its name to the Primary Shopping Frontage for Selby as set out in Figure 7. The recommended primary shopping frontage would extend the current frontage to include the Market Cross and Market Walk areas as well as extending further east along The Crescent as set out in Figure 8.

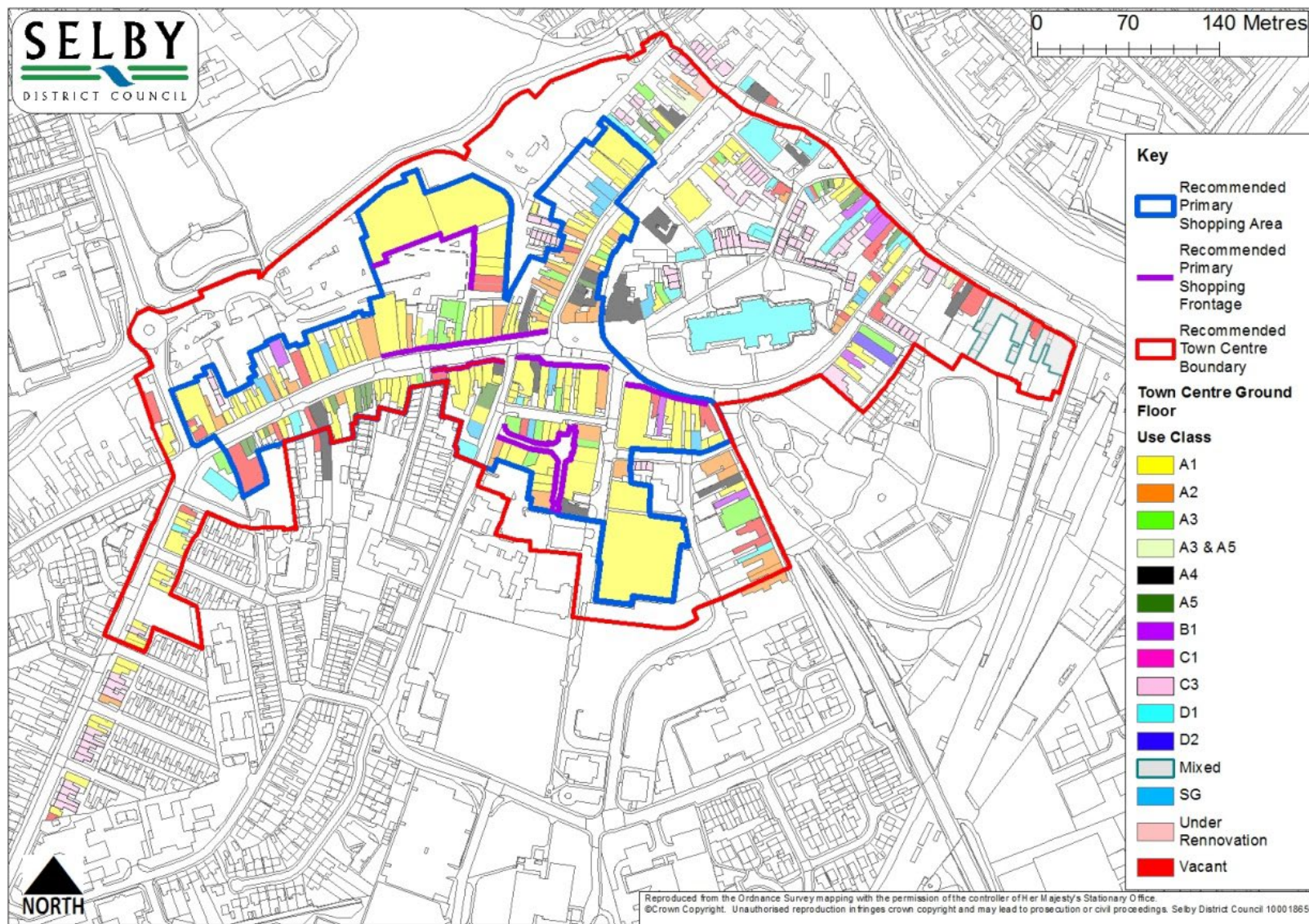
Looking at Figure 8 it is clearly seen that within the Proposed Primary Shopping Frontage, if the 6 vacant units are not included, the uses at ground floor level still meet the requirements of Policy SEL/10 of the Local Plan (2005) i.e. there are no more than two non-retail premises located side by side and not more than one third of each frontage is devoted to non-retail uses.

Primary Shopping Area

The GVA report (2015) recommended the designation of a Primary Shopping Area for Selby also shown in Figure 7. The 2015 report sets out that a Primary Shopping Area would refer to the area where retail development is concentrated. This area will comprise of the Primary Shopping Frontage and those areas that provide greater opportunities for a diversity of uses which are contiguous and closely related to the Primary Shopping Frontage. The recommended primary shopping area would include Micklegate and Finkle Street, as well as including the large retail units to both the north (Sainsbury's and Wilkinsons) and south (Morissons and Wetherells) and also extending west along Gowthorpe and east to include The Crescent. The inclusion of The Crescent, Finkle Street and Micklegate in the Primary Shopping Area recognises the contribution of these streets to the retailing heart of the town, linking the newer Market Walk and Market Cross areas with the older retailing area to the west and south-west of the Abbey. The Primary Shopping Area also recognises the importance of

a variety of unit sizes to accommodate the various retailing uses necessary to maintain the town centre. Figure 8 also demonstrates that within the proposed primary shopping area there are a variety of uses, but the majority are A1.

Figure 8: Selby Proposed Primary Shopping Frontage and Proposed Primary Shopping Area (2015) with Ground Floor Use Classes (2018)



Shopping and Commercial Centre Boundary

The existing shopping and commercial centre boundary for Selby is defined in the Selby Local Plan (2005) and shown in Figure 1. The GVA 2015 report recommended that the existing shopping and commercial centre boundaries be tightened to exclude areas of established residential uses and those areas which are located some distance from the recommended Primary Shopping Area and which do not function as part of the town centre.

Figure 9, shows the existing shopping and commercial centre boundary together with the changes recommended in Appendix 9 of the GVA 2015 report. These include areas for inclusion as well as areas to be removed.

Figure 9: Proposed Selby town centre boundary changes from the 2015 GVA report

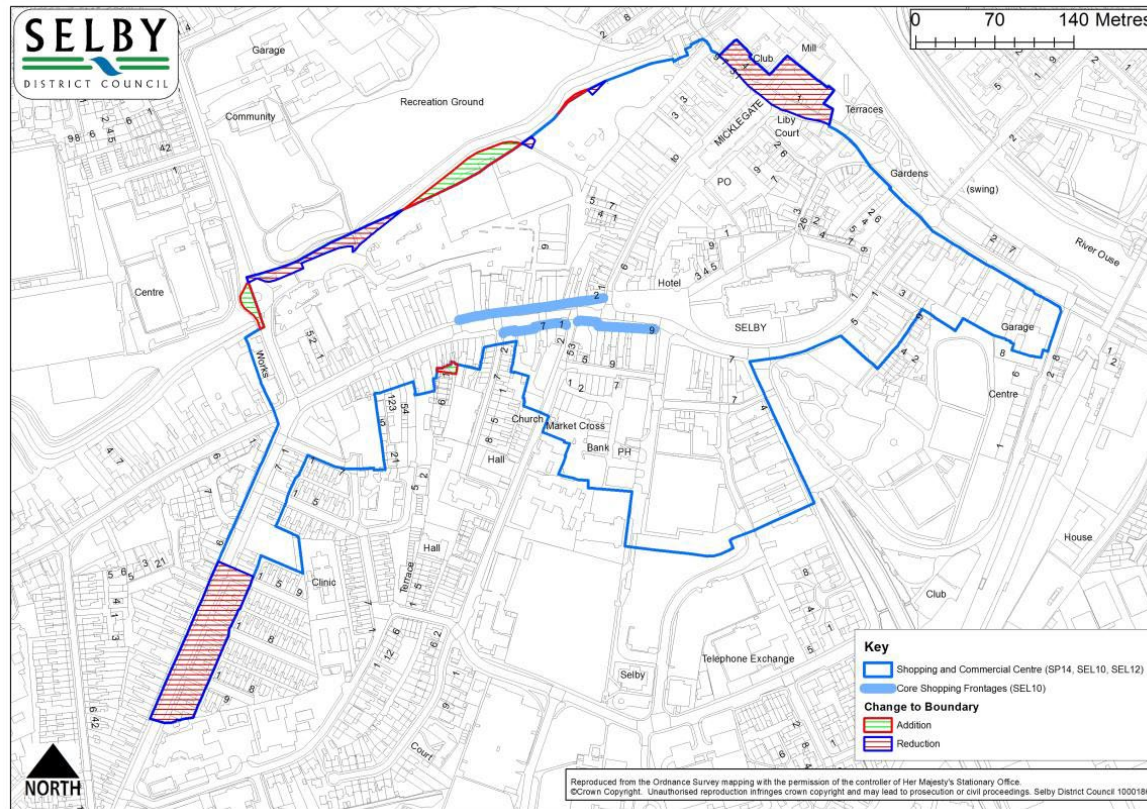


Figure 10: Uses outside the Selby Shopping and Commercial Centre Boundary (2018)

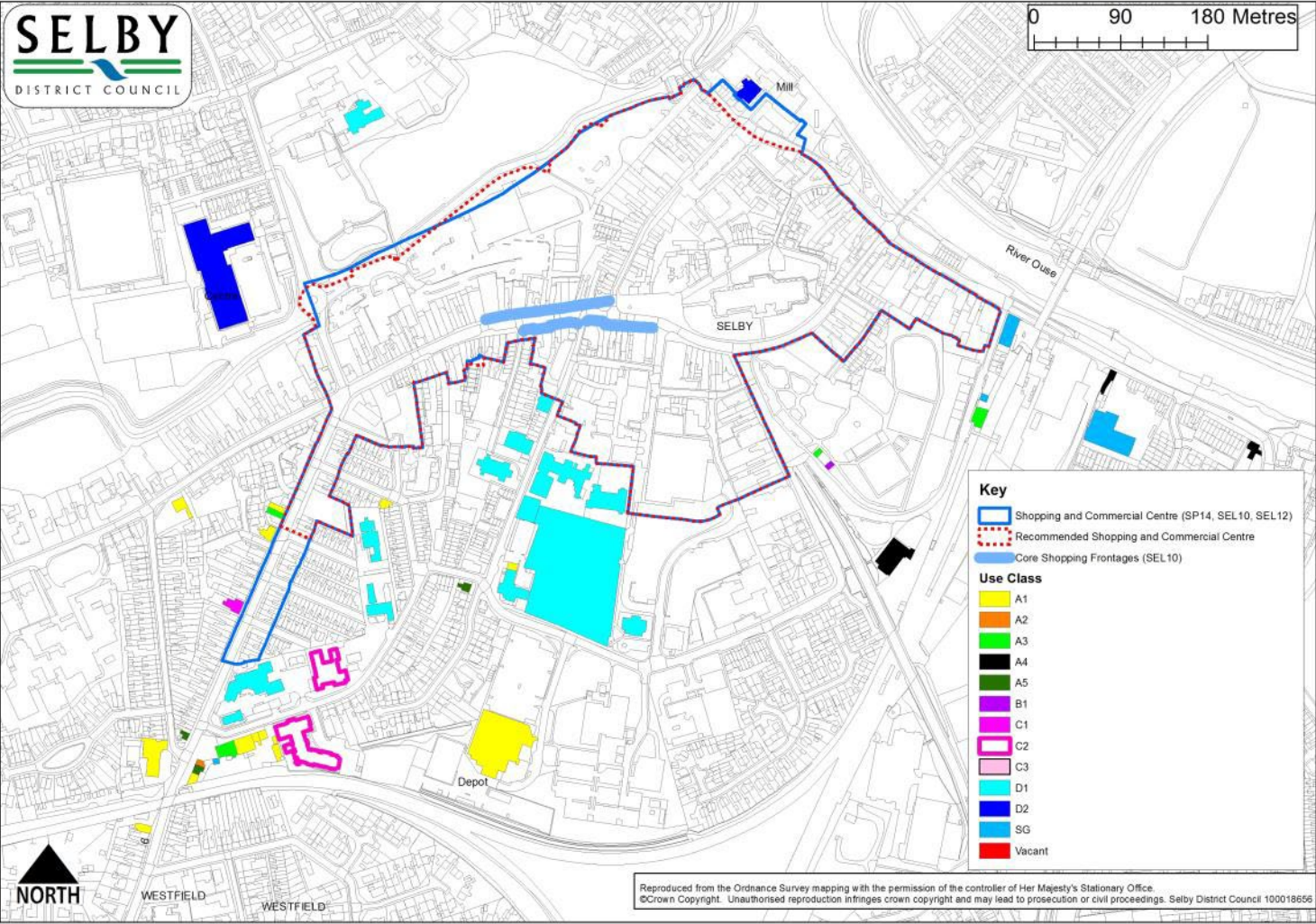


Figure 10 shows the surveyed use classes outside the existing shopping and commercial centre boundary.

Town centre uses outside of the Selby's shopping and commercial centre boundary are generally scattered. However, there is a concentration of uses along Brook Street towards the South-west of the defined shopping and commercial centre boundary. Residential premises dominate the uses adjacent to the shopping and commercial centre boundary, although a school, Public park and care homes are also present.

2.7 Transport into Selby Town Centre

Car Parks

There are 15 car parks (including supermarket car parks) within walking distance of the Town centre shown in Figure 11. Of these 7 are within the defined shopping and commercial centre boundaries and provide excellent accessibility.

Train

Selby railway station is beyond the shopping and commercial centre boundary and is 500m south east of Selby Abbey. The passenger train service encourages more sustainable modes of transport.

Bus

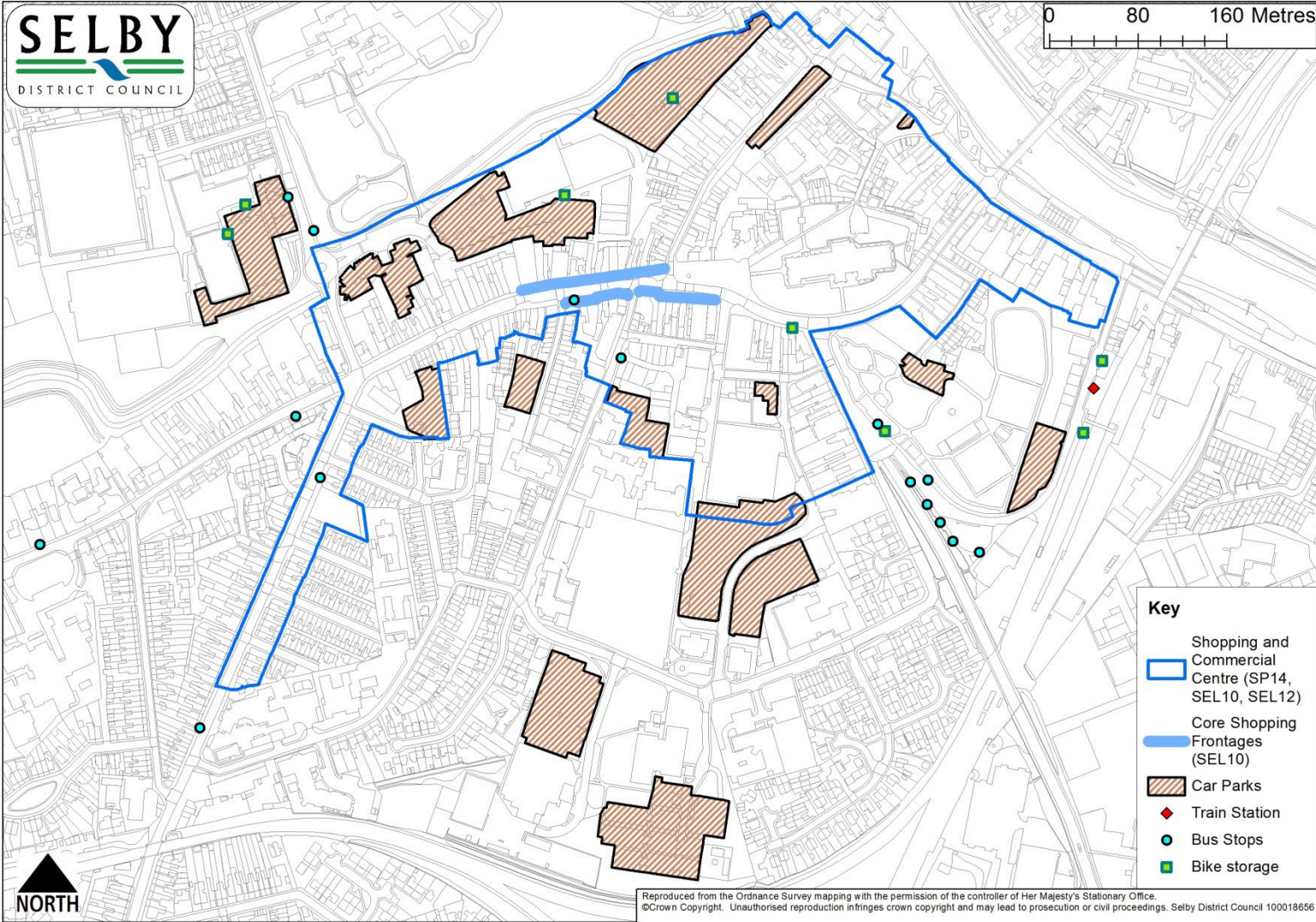
Selby bus station is located next to the train station outside of the shopping and commercial centre boundary. There are three bus stops within the shopping and commercial centre boundary, one being within the Core Shopping Frontage area. There are 10 bus stops just outside of the shopping and commercial centre boundary.

Bicycle

There are 8 places to store or lock up a bike in Selby, of these;

- 3 are in the town centre, but are limited in capacity;
- 1 is next to the public toilets just outside the South-Eastern Edge of the shopping and commercial centre boundary
- 2 are located at the train station (One which has a higher capacity) and;
- 2 are located at the Selby Leisure Centre.

Figure 11 - Selby Car Parks, Bus Stops and Train Station (2018)

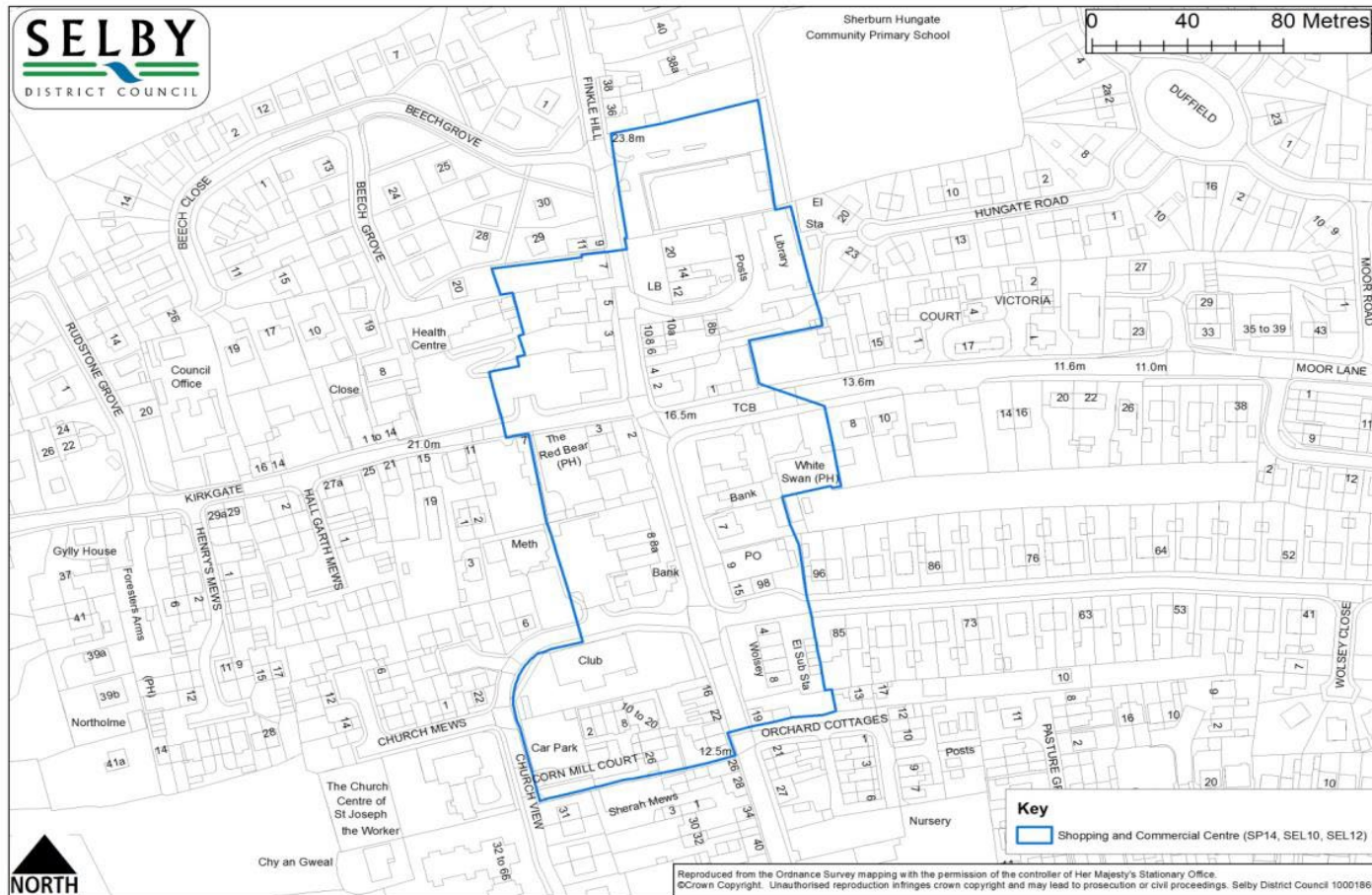


3 Sherburn in Elmet Retail Survey (2018)

The Town Centre and Retail survey for Sherburn in Elmet was undertaken 28th September 2018.

Sherburn in Elmet's shopping and commercial centre boundary is shown in Figure 12 below.

Figure 12 - Sherburn in Elmet Shopping and Commercial Centre boundary



3.1 Sherburn in Elmet Ground Floor Use Classes (2018)

The Ground floor use classes of Sherburn in Elmet are shown in Table 9, Figure 13 and Charts 5 and 6.

Table 9 - Sherburn in Elmet Ground Floor Use Classes by Units and Percentages

Use Class	Units	Percentage (%)
A1	23	36
A2	4	6
A3	2	3
A4	1	2
A5	9	14
C3	16	25
D1	5	8
D2	1	2
Sui Generis	1	2
Vacant	1	2

There are a wide variety of use classes within Sherburn in Elmet retail centre. The commercial centre is dominated by 23 (36%) A1 use classes. Table 9 also highlights the large amount of residential units (16) which account for 25% of use classes within the shopping and commercial centre boundaries. Residential units are important as they contribute to the vitality of the retail centre. Takeaways (A5) and restaurants (A3) account for 11 ground floor units (17%) within Sherburn in Elmet.

Figure 13 Sherburn in Elmet Ground Floor Use Classes (2018)

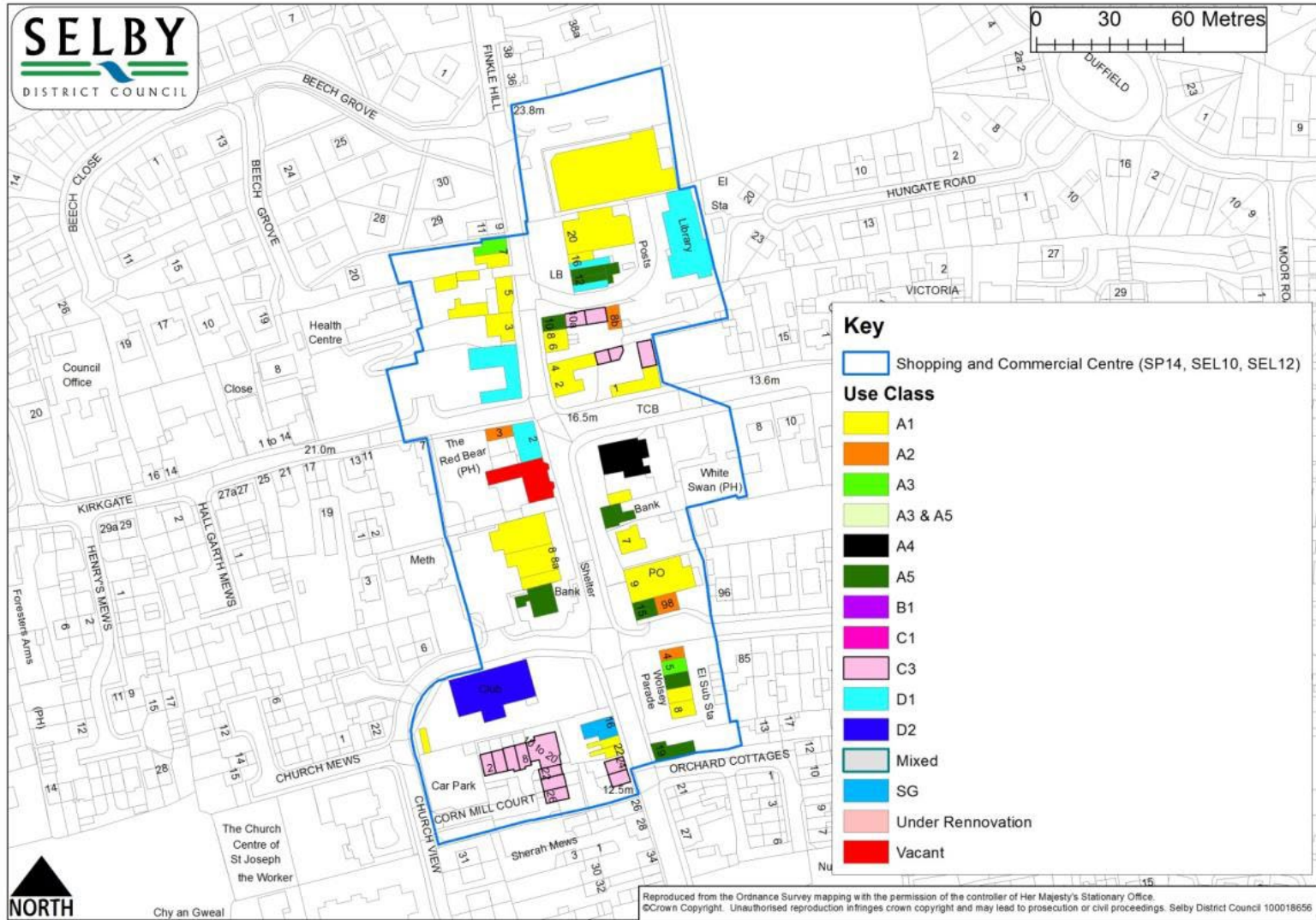


Chart 5 Sherburn in Elmet Ground Floor Use Classes by Individual Units (2018)

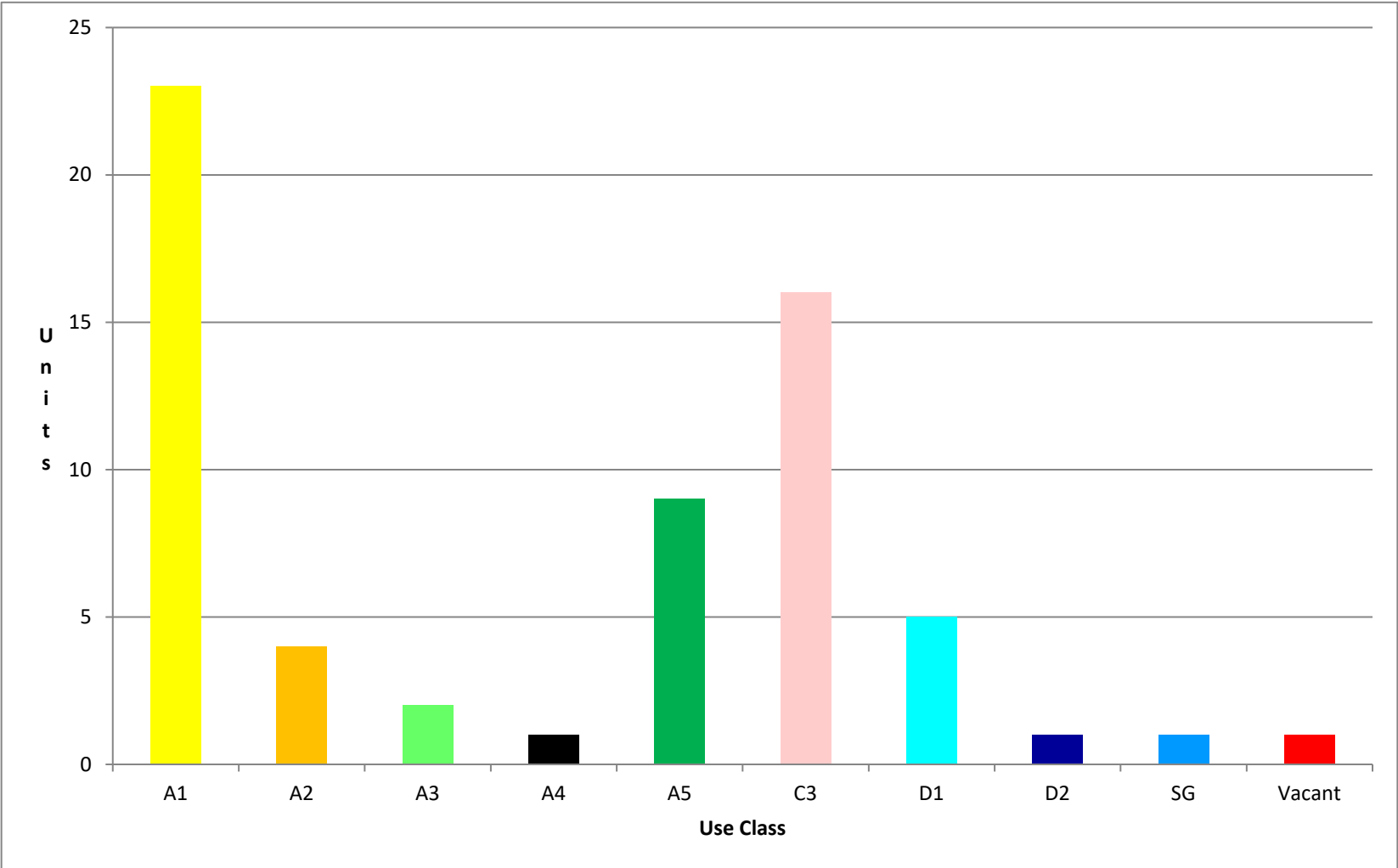
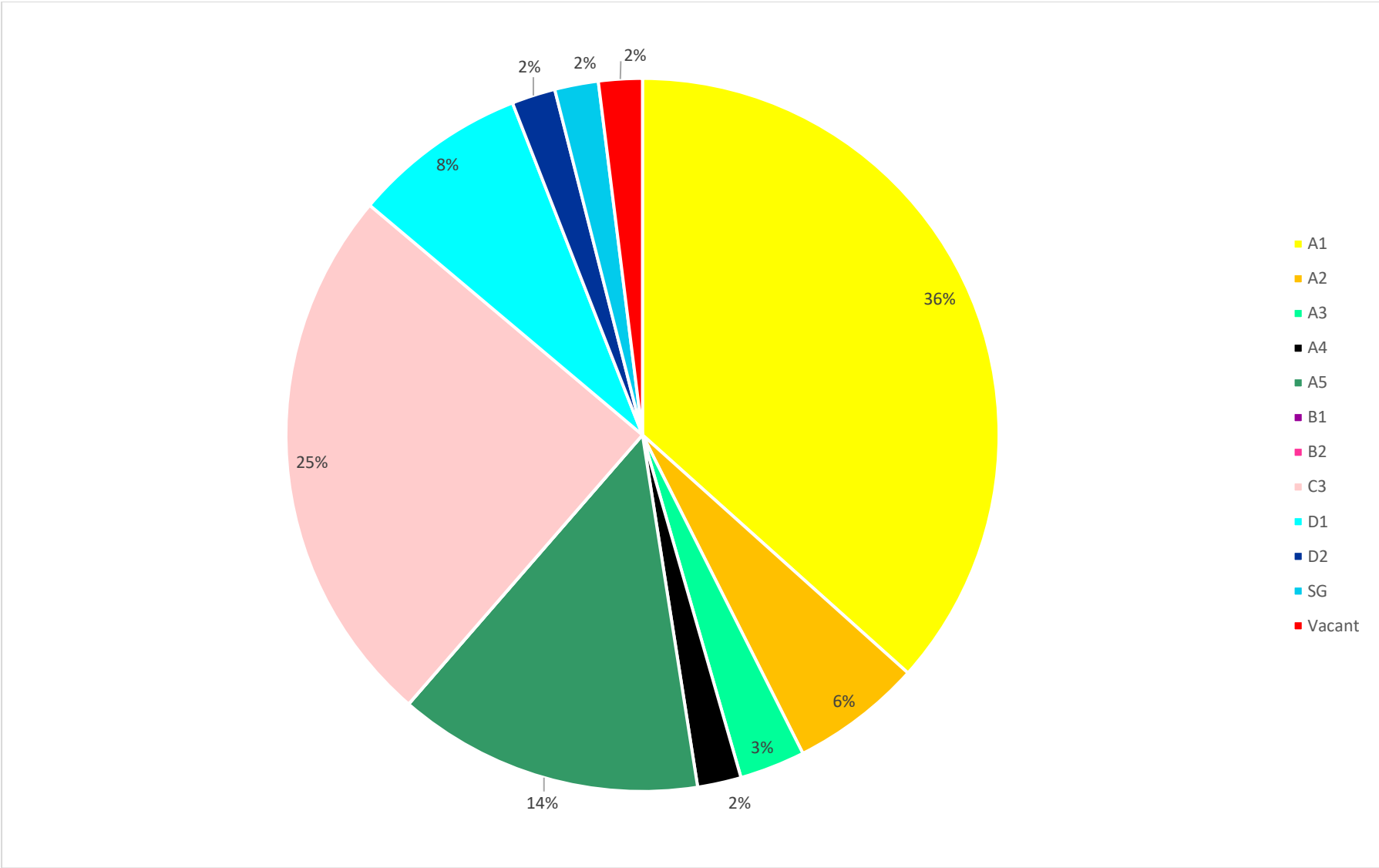


Chart 6 Sherburn in Elmet Ground Floor Use Classes as a Percentage (2018)



3.2 Sherburn in Elmet Upper Floor Use Classes (2018)

Sherburn in Elmet upper floor classes are shown in Tables 10 and 11, and Figures 14 and 15. The survey has highlighted that the greatest upper floor uses are residential closely followed by ancillary to ground floor use. However where a use not ancillary to the ground floor was identified, it can be reported that:

The survey has highlighted that with respect to:

Vacant units:

- There was only vacant unit in Sherburn in Elmet and this was undergoing renovation.

Residential units:

- 16 units were residential at all floors;
- There were 8 residential units above another use class;
- there were no occupied residential units above a vacant ground floor unit.

A2 Uses:

- 2 units were A2 at upper floors.

D1 Uses:

- the D1 uses that were known at the upper floors were dentist clinics.

Table 10 - Sherburn in Elmet 1st Floor Use Classes

Use Class	Units	Percentage (%)
A2	2	3.92
Ancillary to Ground Floor	21	41.18
C3	24	47.06
D1	3	5.88
Vacant	1	1.96

Table 11 - Sherburn in Elmet 2nd Floor Use Classes

Use	Units	Percentage
C3	6	100

Figure 14 - Sherburn in Elmet First Floor Use Classes (2018)

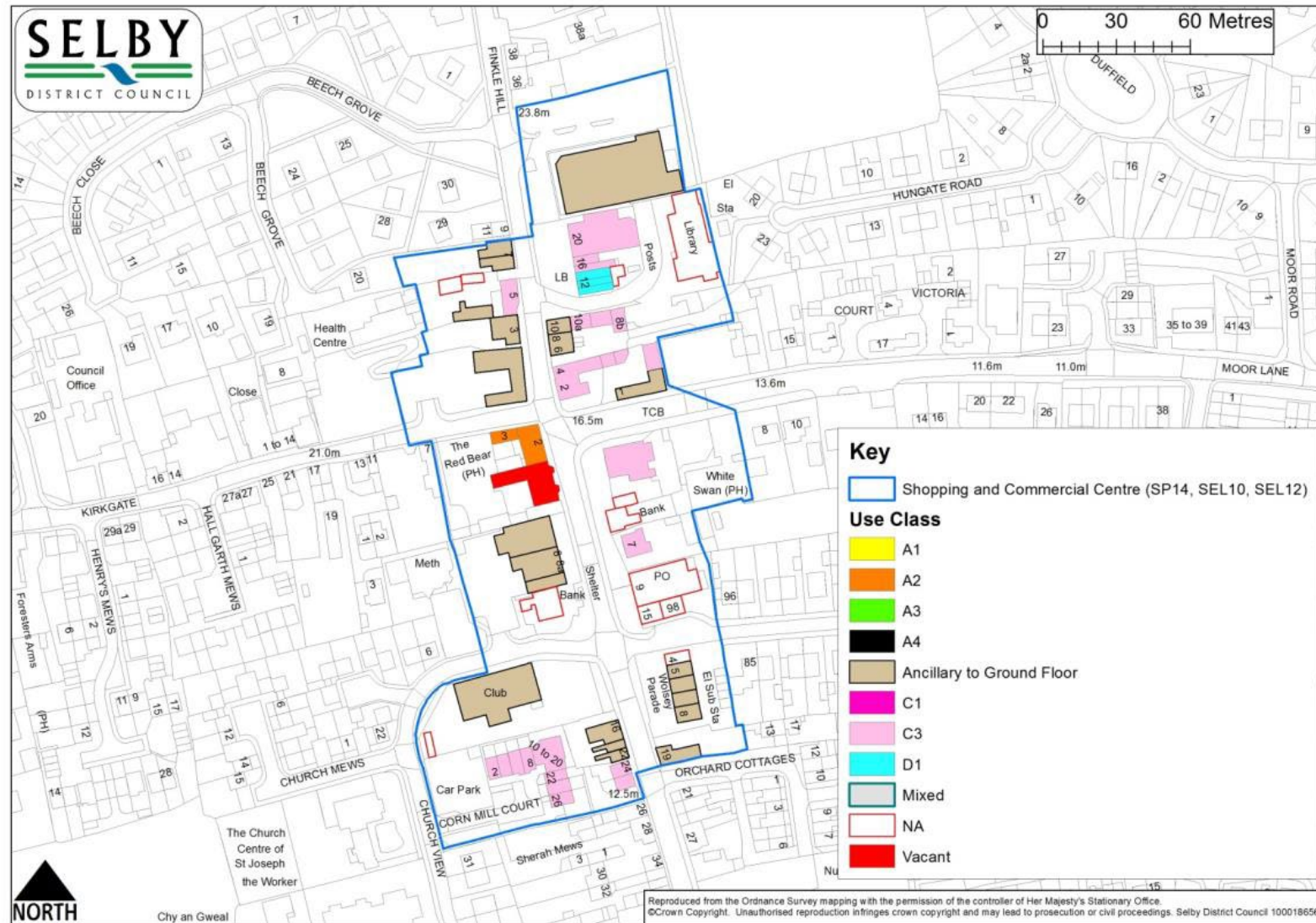
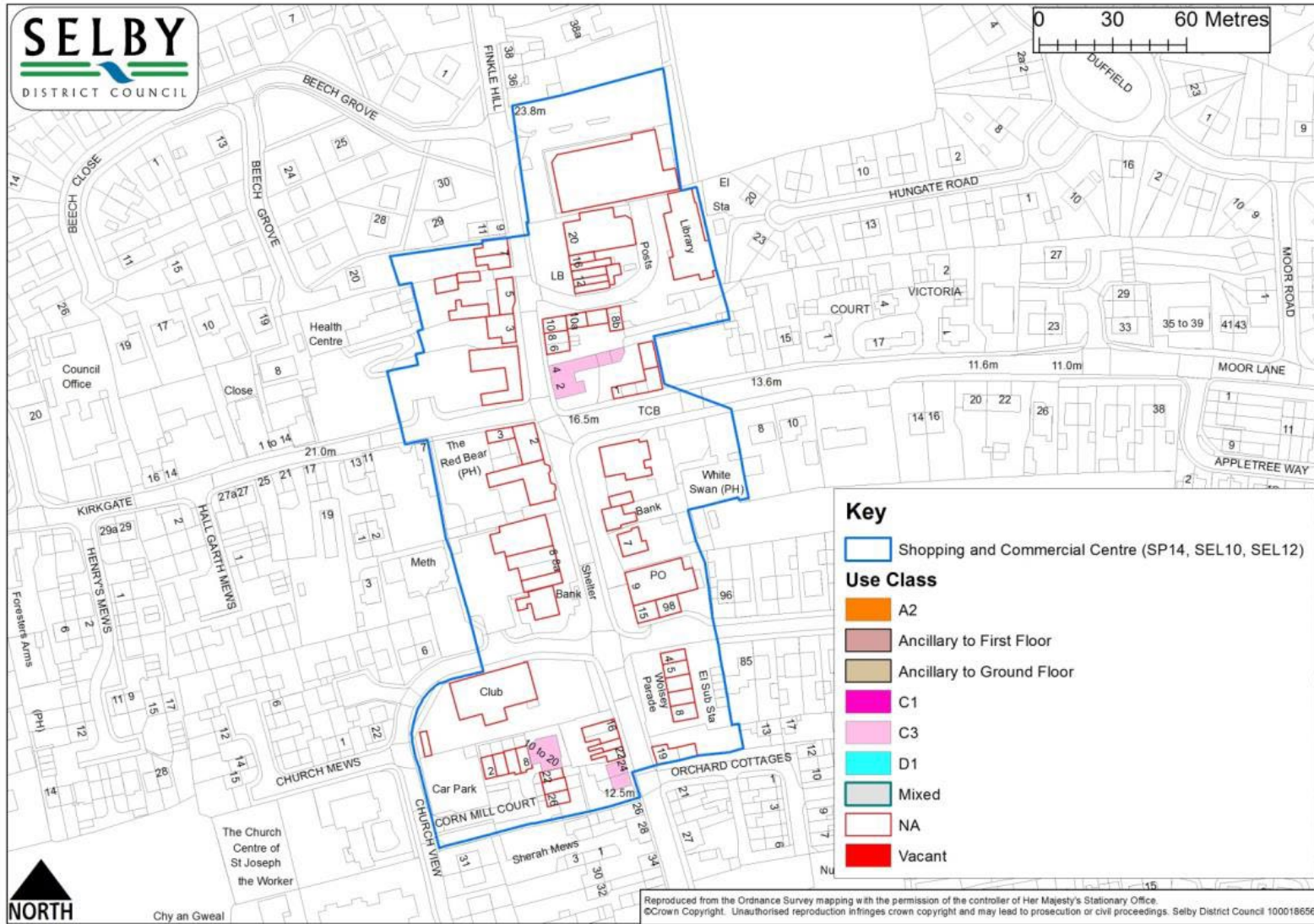


Figure 15 - Sherburn in Elmet Second Floor Use Classes (2018)



3.3 Sherburn in Elmet Ground Floor Use Types (2018)

Sherburn in Elmet's Ground Floor Use Types are shown in Table 12, Figure 16 and charts 7 and 8.

The ground floor use types are dominated by residential spaces which account for 16 ground floor units (25.4%) within the shopping and commercial centre boundary. Table 12 highlights the high number of Restaurant, Cafe and Takeaway units (11), and Comparison retail units (11) account for 17.46% of the ground floor uses within the shopping and commercial centre boundary. The only other use type which has more than 5 units is Convenience retail which accounts for 6 units and 9.52% of the use types within the shopping and commercial centre boundary. Of the remaining units; financial and professional services account for 4 units; Health care services account for 3 units; miscellaneous account for 2 units; Public house and Social club premises account for 2 units; and there is only 1 vacant unit in Sherburn, which is currently undergoing renovation. The amount of vacant units show the retail centre is not struggling. However, the limited vacancy rate could possibly highlight the need to re-evaluate the shopping and commercial centre boundary in the future to accommodate more services, for the expanding population within Sherburn in Elmet.

Table 12 - Sherburn in Elmet Ground Floor Use Types by Units and Percentage

Use Type	Units	Percentage (%) 2018
Comparison Retail	11	17.46
Convenience Retail	6	9.52
Financial and Professional Services	4	6.35
Health Care Services	3	4.76
Miscellaneous	2	3.17
Public House and Social Clubs	2	3.17
Restaurants, Cafes and Takeaways	11	17.46
Retail Services	7	11.11
Residential	16	25.40
Vacant	1	1.59

Figure 16: Sherburn in Elmet Ground Floor Town Centre Use Types (2018)



Chart 7: Chart showing Sherburn in Elmet Ground Floor Use Types by Individual Units (2018)

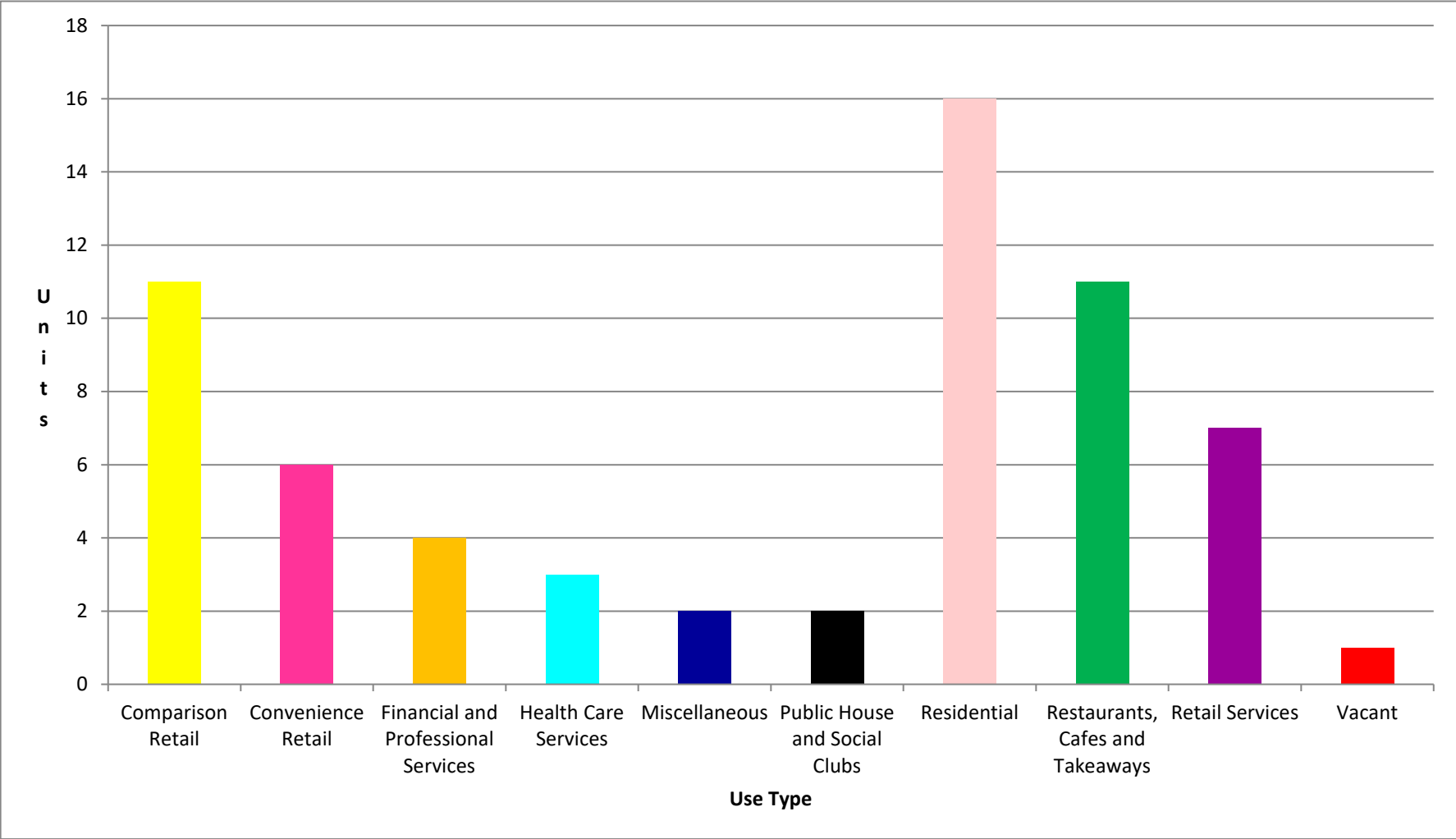
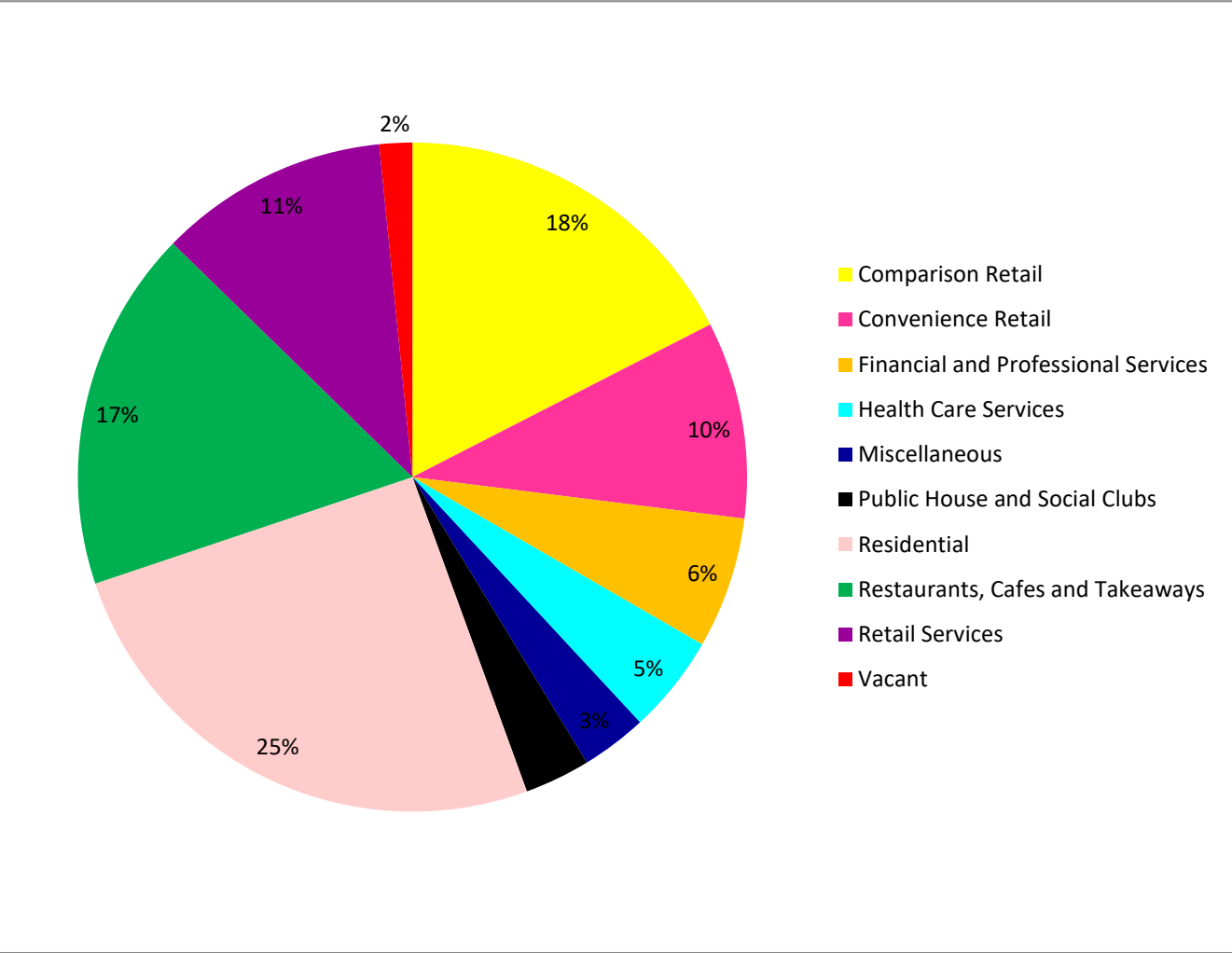


Chart 8: Pie Chart showing Sherburn in Elmet Ground Floor Use Types as a Percentage (2018)



3.4 Comparisons

Use Type change 2015-2018

Comparisons between the 2015 and 2018 are shown in Table 13. The most significant change to use types is the addition of Public Houses and Social Clubs, Health Care Services, and Residential uses to the use type classification. These have been added as they contribute to a retail centre's vitality. In the latest NPPF (2018) residential units importance to the high street was highlighted. The inclusion of residential in this study causes a significant difference between use types between the studies as residential units account for 25.40% of all ground floor units.

Table 13 - Sherburn in Elmet Use Type Change by Percentages (%) 2015 – 2018

Use Type	Percentage % (2015)	Percentage (%) 2018
Comparison Retail	31.3	17.46
Convenience Retail	25	9.52
Financial and Professional	9.4	6.35
Health Care Services	Not Included	4.76
Miscellaneous	0	3.17
Public House and Social Clubs	Not Included	3.17
Restaurants, Cafes and Takeaways	9.4	17.46
Retail Services	18.8	11.11
Residential	Not Included	25.40
Vacant	6.3	1.59

3.5 Sherburn in Elmet (2018)

Shopping and Commercial Centre Boundary

The existing shopping and commercial centre boundary for Sherburn in Elmet is defined in the Selby Local Plan (2005) and shown in Figure 12. The GVA 2015 report recommended that the existing shopping and commercial centre boundaries are tightened to exclude areas of established residential uses and those areas which are located some distance from the recommended Primary Shopping Area and which do not function as part of the town centre.

Figure 17 shows the existing shopping and commercial centre boundary together with the changes recommended in Appendix 9 of the GVA 2015 report. These include areas for inclusion as well as areas to be removed.

Figure 18 shows the use classes outside the shopping and commercial centre boundaries. Additional retailing uses outside of the Sherburn in Elmet shopping and commercial centre boundary are concentrated towards the south along Low Street.

Consider Changes to the Shopping and Commercial Centre Boundary?

Most of the uses outside the boundary do not justify amending the shopping and commercial centre boundaries. The concentration of uses towards the south could mean a potential extension to the boundary of the defined shopping and commercial centre boundary along Low Street, but it is considered that this is not yet significant to justify a change. In regard to the proposed changes that GVA proposed, currently there is little evidence to support the areas reducing the shopping and commercial centre boundaries as this could restrict growth further.

Figure 17 - Sherburn in Elmet showing the 2015 GVA report proposed boundary changes

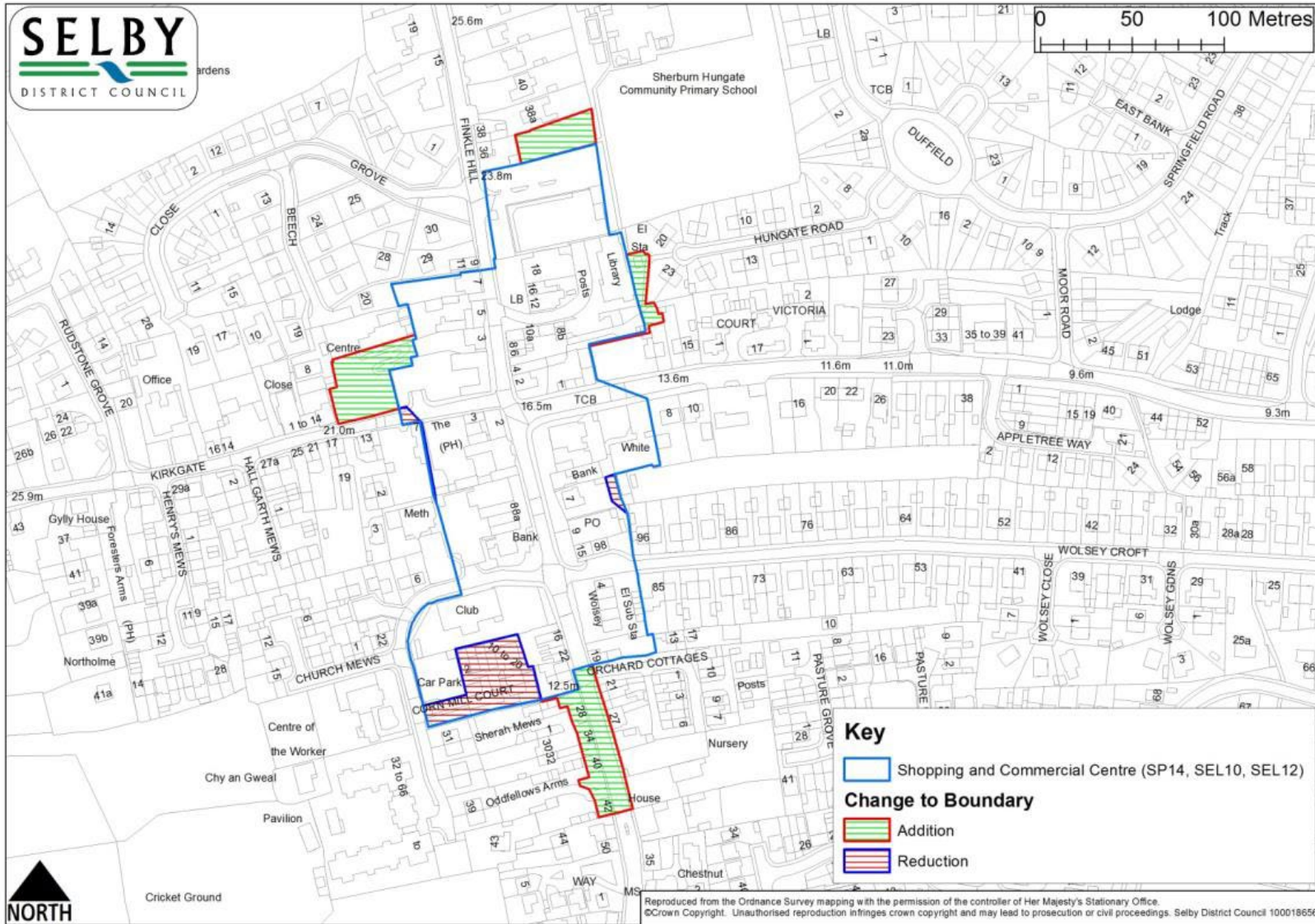
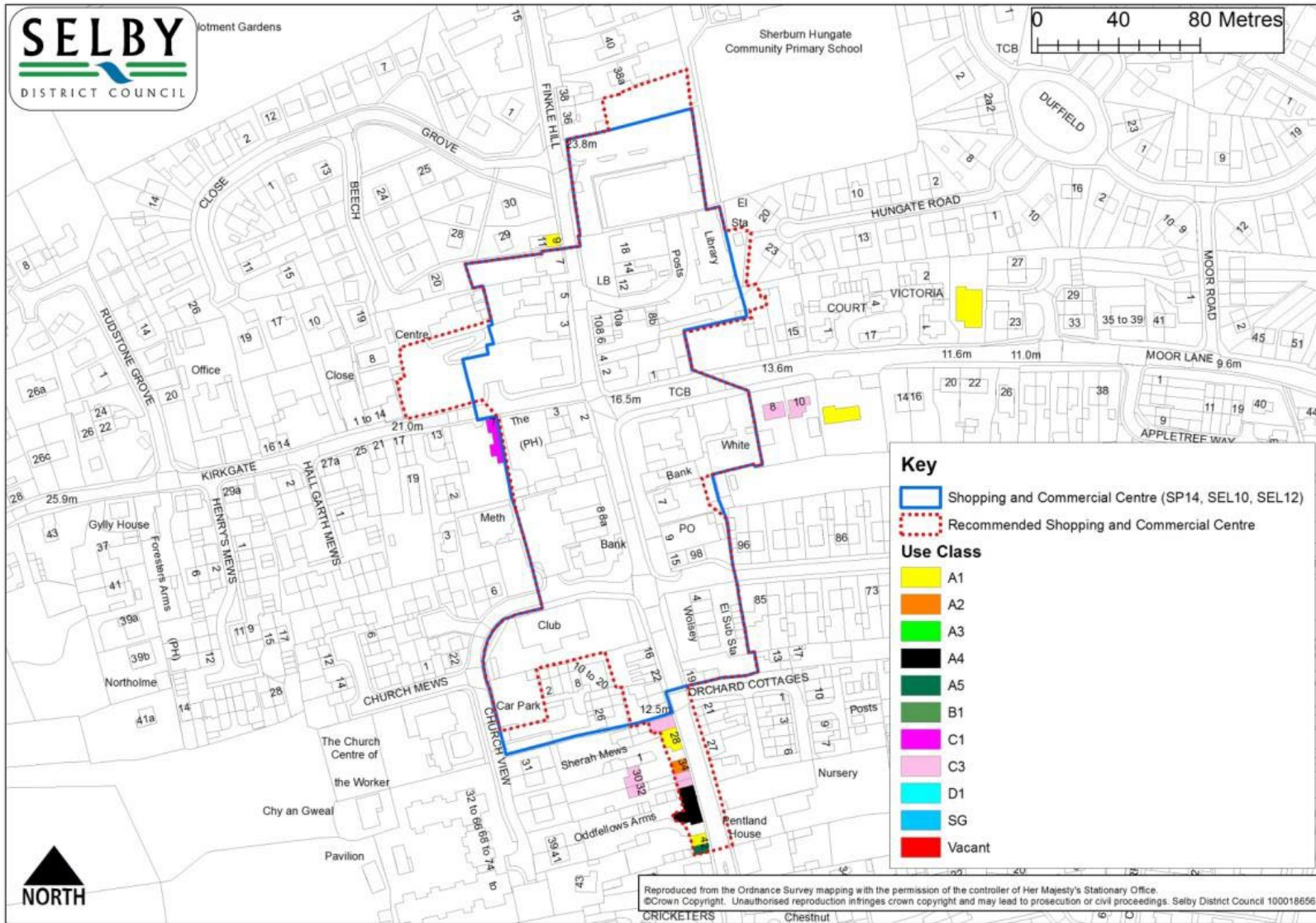


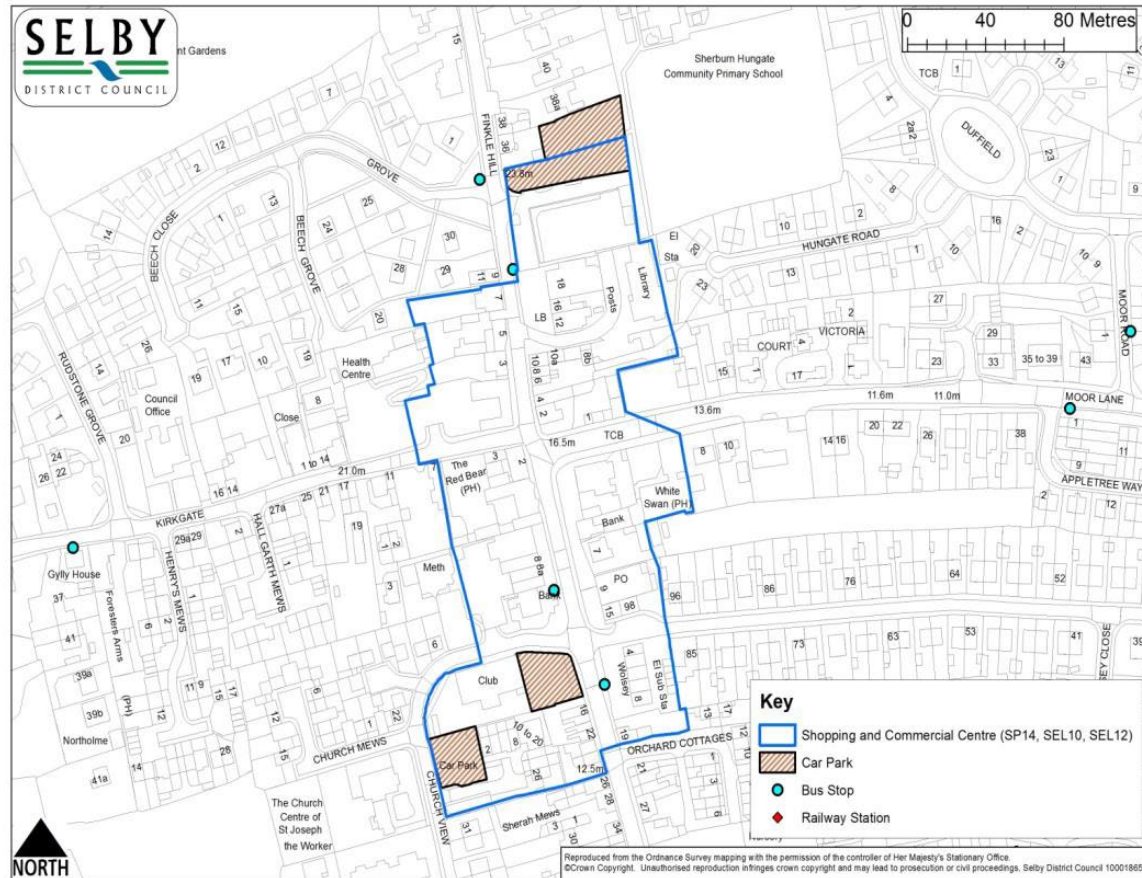
Figure 18 - Sherburn in Elmet uses outside the Shopping and Commercial Centre Boundary (2018)



3.6 Transport into the Sherburn in Elmet Retail Area

There are 3 car parks (including supermarket car parks) within the retail centre providing good accessibility as shown in Figure 19. However, there are limited spaces which could restrict access to the retail centre. There are 3 bus stops in the retail centre, providing good accessibility by bus. However, the railway station lies over 1 mile from the retail centre. There are no places to store or lock up a bike in Sherburn and Elmet.

Figure 19 - Sherburn in Elmet Car Parks and Bus Stops

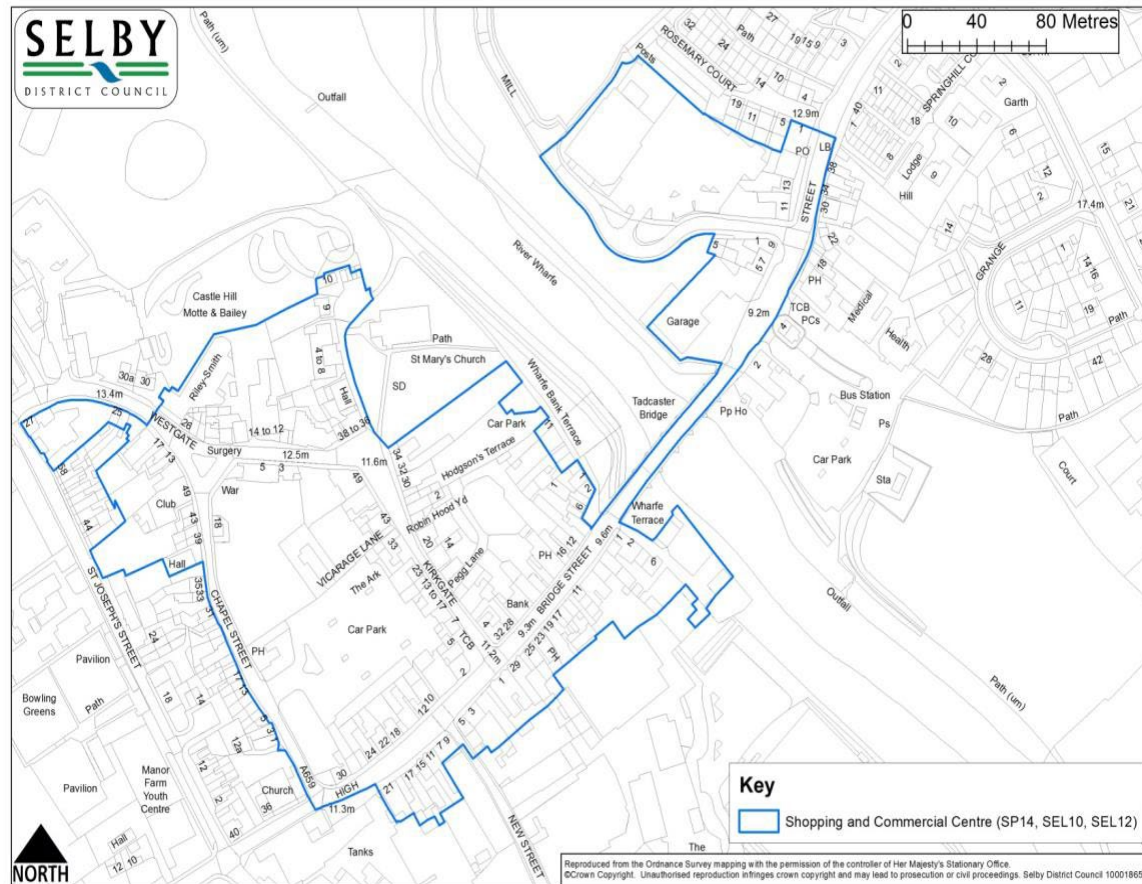


4 Tadcaster Town Centre Survey (2018)

The Town Centre and Retail survey for Tadcaster was undertaken 2nd October 2018. Since the last retail study in 2015, Tadcaster Bridge collapsed during the 2015 floods and this has subsequently been rebuilt.

Tadcaster's Shopping and Commercial Centre Boundary is shown in shown in Figure 20.

Figure 20: Tadcaster Shopping and Commercial Centre boundary



4.1 Tadcaster Ground Floor Use Classes (2018)

The Ground floor use classes of Tadcaster are shown in Table 14, Figure 21 and Charts 9 and 10.

There are a wide variety of use classes within Tadcaster Town centre; this is dominated by 42 units of A1 uses (31%). Table 14 also highlights the large number of vacant units (30) which accounts for 22% of the uses at ground floor within the shopping and commercial centre boundary. There are also a large number of residential units (26) which accounts for 19% of the uses at ground floor. Takeaways (A5) and restaurants (A3) account for 14 (10%) of all ground floor units within Tadcaster which highlights the growing trend within high streets.

Table 14 - Tadcaster Ground Floor Unit Use Classes by Units and Percentages

Use Class	Units	Percentage (%)
A1	42	31
A2	5	4
A3	10	7
A4	5	4
A5	4	3
B1	4	3
C1	1	1
C3	26	19
D1	6	4
D2	2	1
SG	2	1
Vacant	30	22

Figure 21 Tadcaster Ground Floor Use Classes (2018)

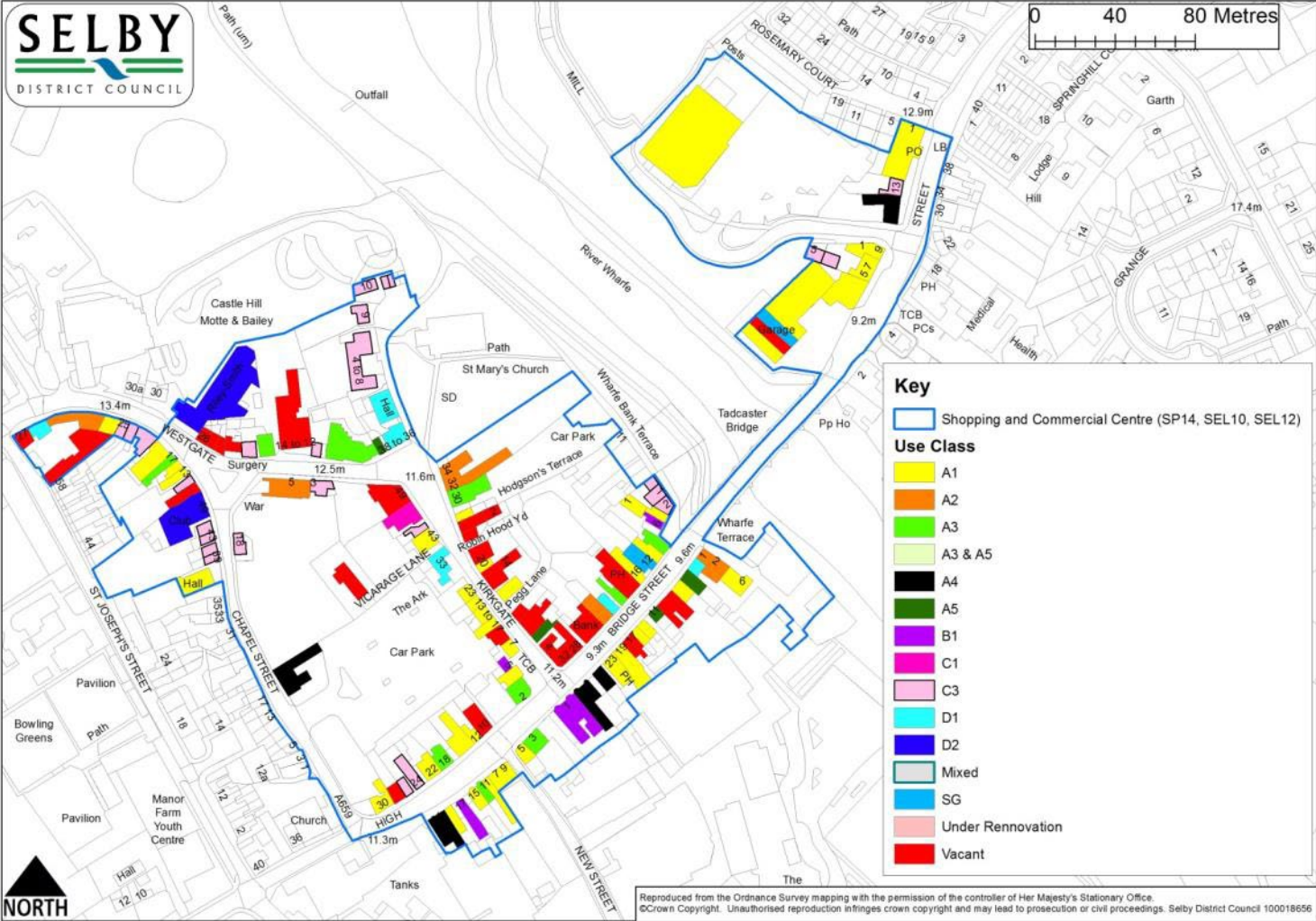


Chart 9 Chart showing Tadcaster Ground Floor Use Classes by Individual Units (2018)

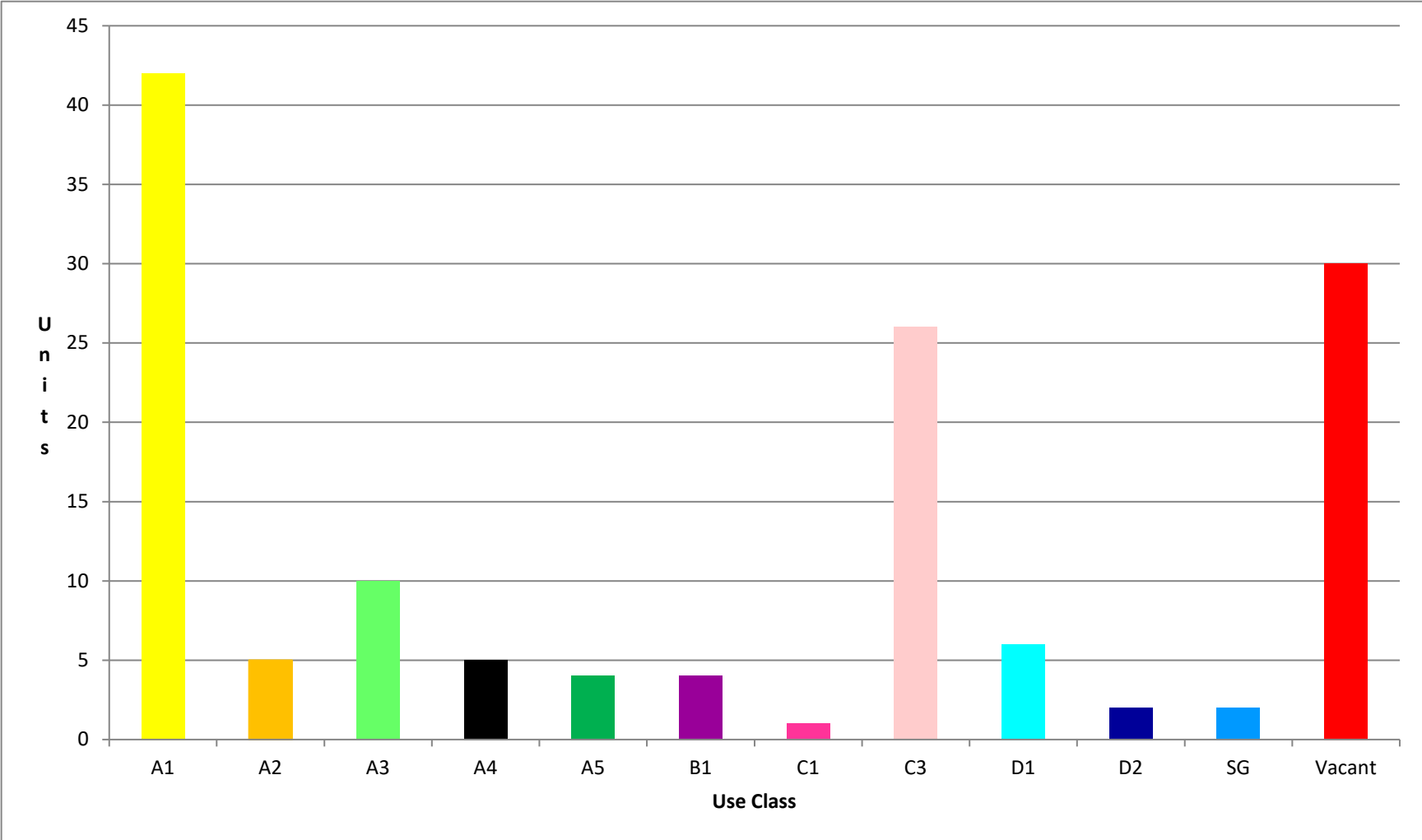
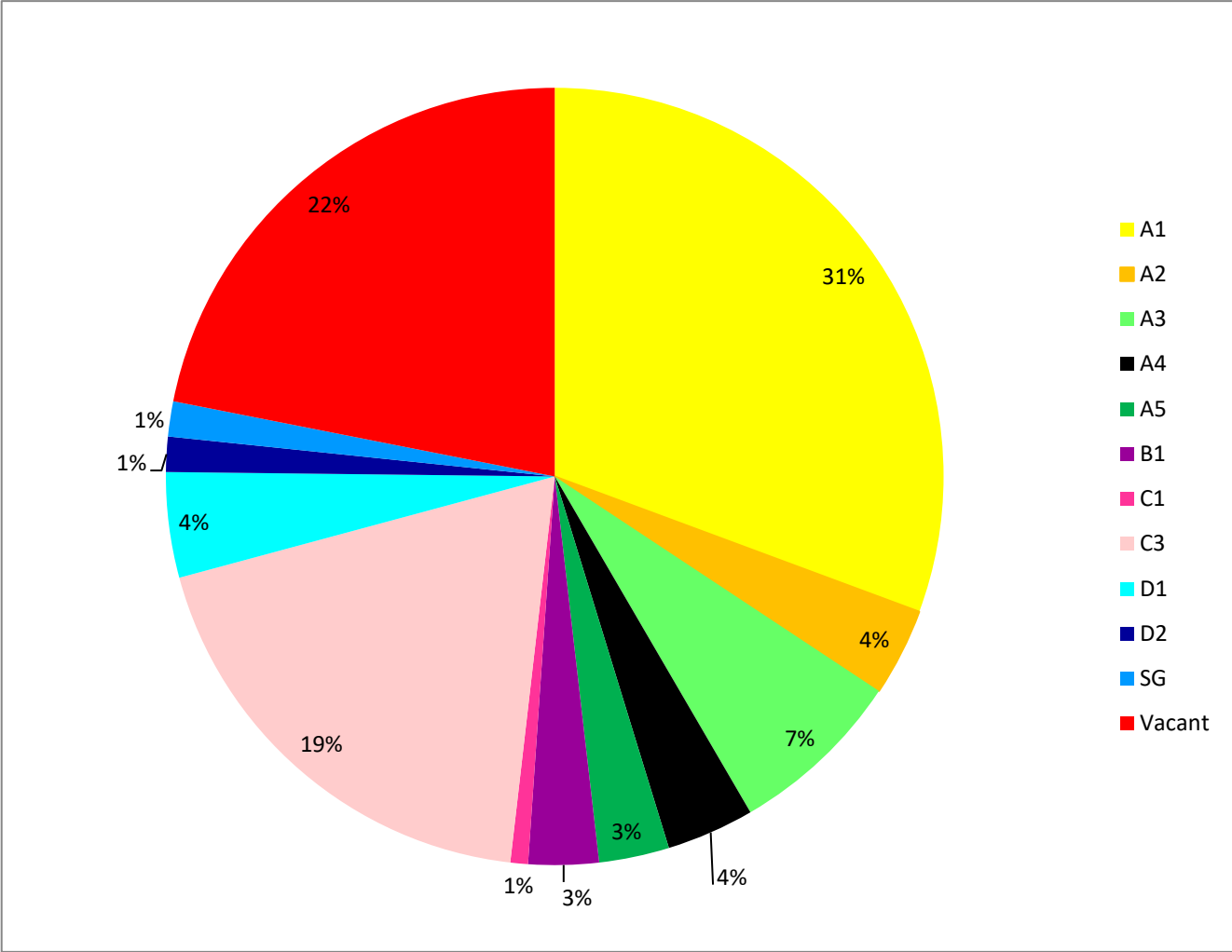


Chart 10 Pie Chart showing Tadcaster Ground Floor Use Classes as a Percentage (2018)



4.2 Tadcaster Upper Floor Use Classes (2018)

The Tadcaster upper floor classes are shown in Tables 15 and 16; and Figures 22 and 23. The survey has highlighted that the greatest upper floor uses are residential and those ancillary to the ground floor use. However there are also a high number of vacant units:

Vacant units:

- 4 units were vacant above an occupied ground floor unit;
- there were 29 units where all floors including the ground floor were vacant.

Residential units:

- 26 units were residential at all floors;
- there were 19 residential units above another use class.

Table 15 - Tadcaster 1st Floor Use Classes

Use Class	Units	Percentage (%)
A3	1	0.81
Ancillary to Ground Floor	44	35.48
C1	1	0.81
C3	45	36.29
Vacant	33	26.61

Table 16 - Tadcaster 2nd Floor Use Classes

Use Class	Units	Percentage (%)
Ancillary to Ground Floor	16	29.63
C1	1	1.85
C3	23	42.59
Vacant*	14	25.93

Although not shown in the tables, Tadcaster has one 3rd floor unit that is vacant.

Figure 22- Tadcaster First Floor Use Classes (2018)

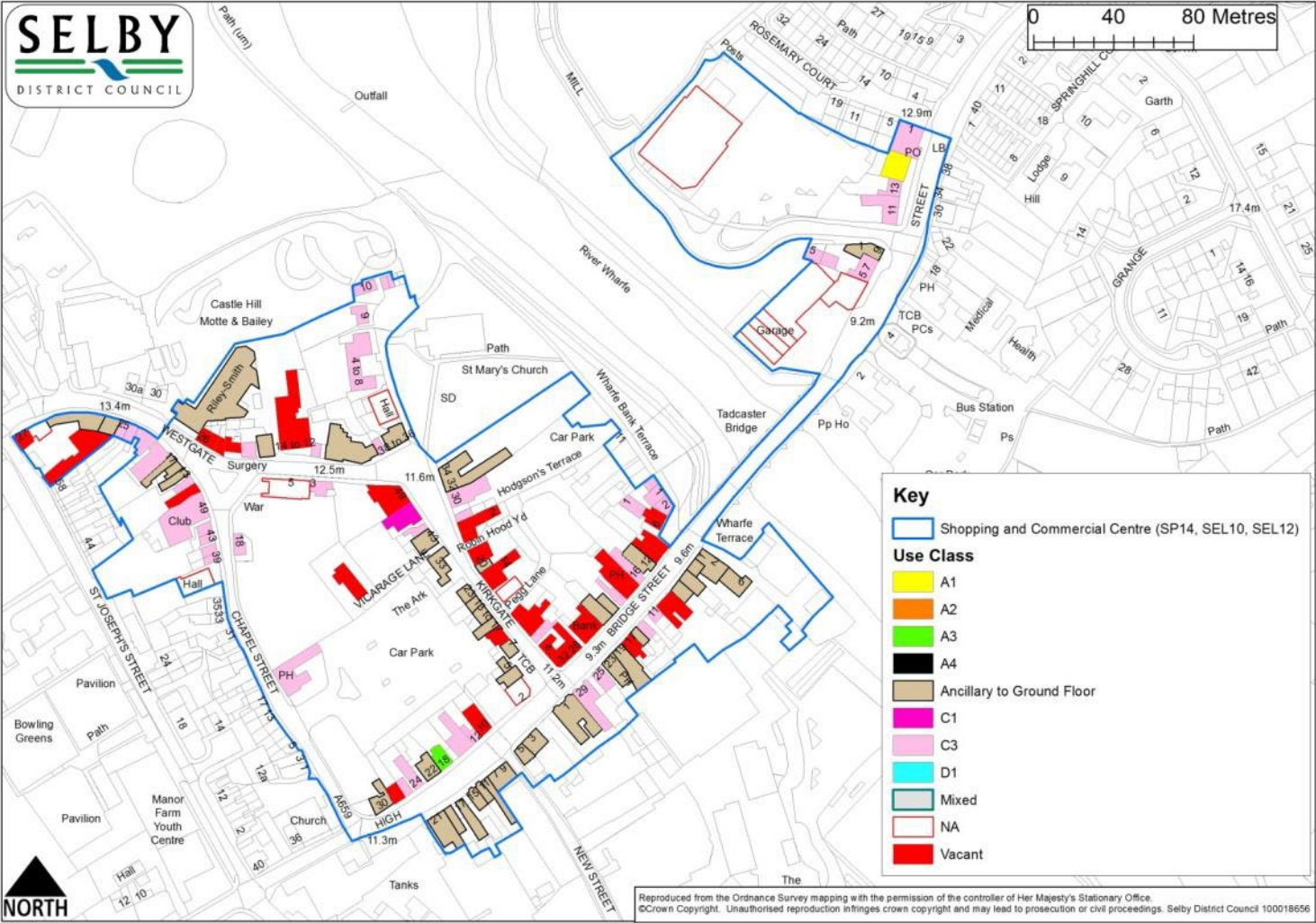
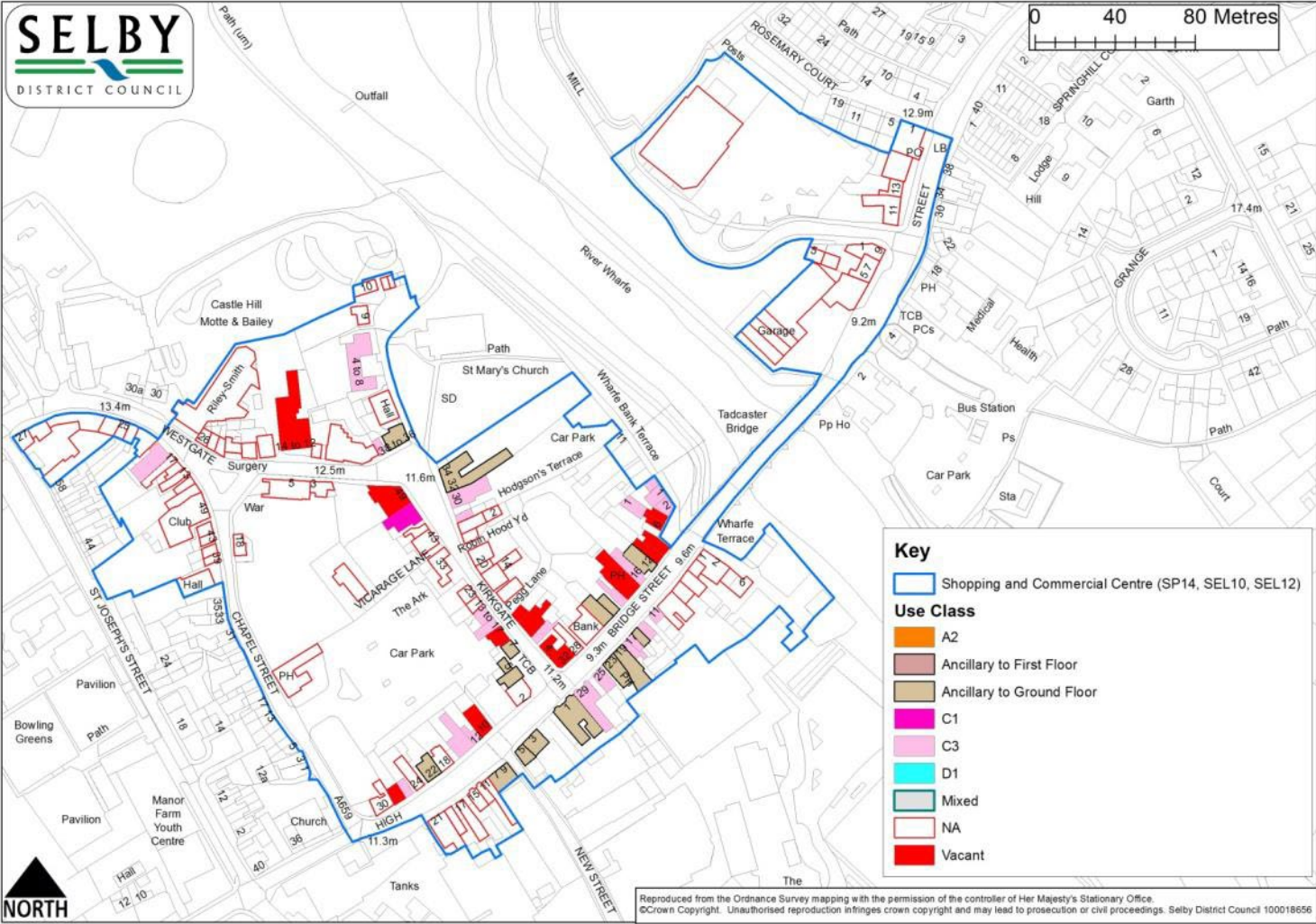


Figure 23 - Tadcaster Second Floor Use Classes (2018)



4.3 Tadcaster Ground Floor Town Centre Use Types (2018)

Tadcaster's Ground Floor Use Types are shown in Table 17, Figures 24 and charts 11 and 12.

Table 17 - Tadcaster Ground Floor Use Type Percentages (%) 2018

Use Type	Units	Percentage (%) 2018
Comparison Retail	26	19.12
Convenience Retail	5	3.68
Financial and Professional Services	8	5.88
Health Care Services	4	2.94
Miscellaneous	10	7.35
Public House and Social Clubs	6	4.41
Restaurants, Cafes and Takeaways	13	9.56
Retail Services	8	5.88
Residential	26	19.12
Vacant	30	22.06

Ground Floor Use Types

The ground floor use types are dominated by vacant spaces which account for 30 ground floor units (22.06%) within the shopping and commercial centre boundary. Table 17 highlights the high number of residential units (26) and Comparison retail units (26) accounting for 19.12% of the ground floor uses within the shopping and commercial centre boundary. Restaurants, Cafes and Takeaways are also relatively high in Tadcaster with 13 units within the shopping and commercial centre boundary which accounts for 9.56% of town centre use types within Tadcaster. Also, 10 units are miscellaneous which accounts for 7.35% of the ground floor town centre use types. The remaining use types account for less than 10 units; these are financial and professional services which account for 8 units; retail services which account for 8 unit; Public house and Social club premises which accounts for 6 units; Convenience retail stores which accounts for 5 units; and Health Care Services for 4 units.

Figure 24 Tadcaster Ground Floor Town Centre Use Types (2018)

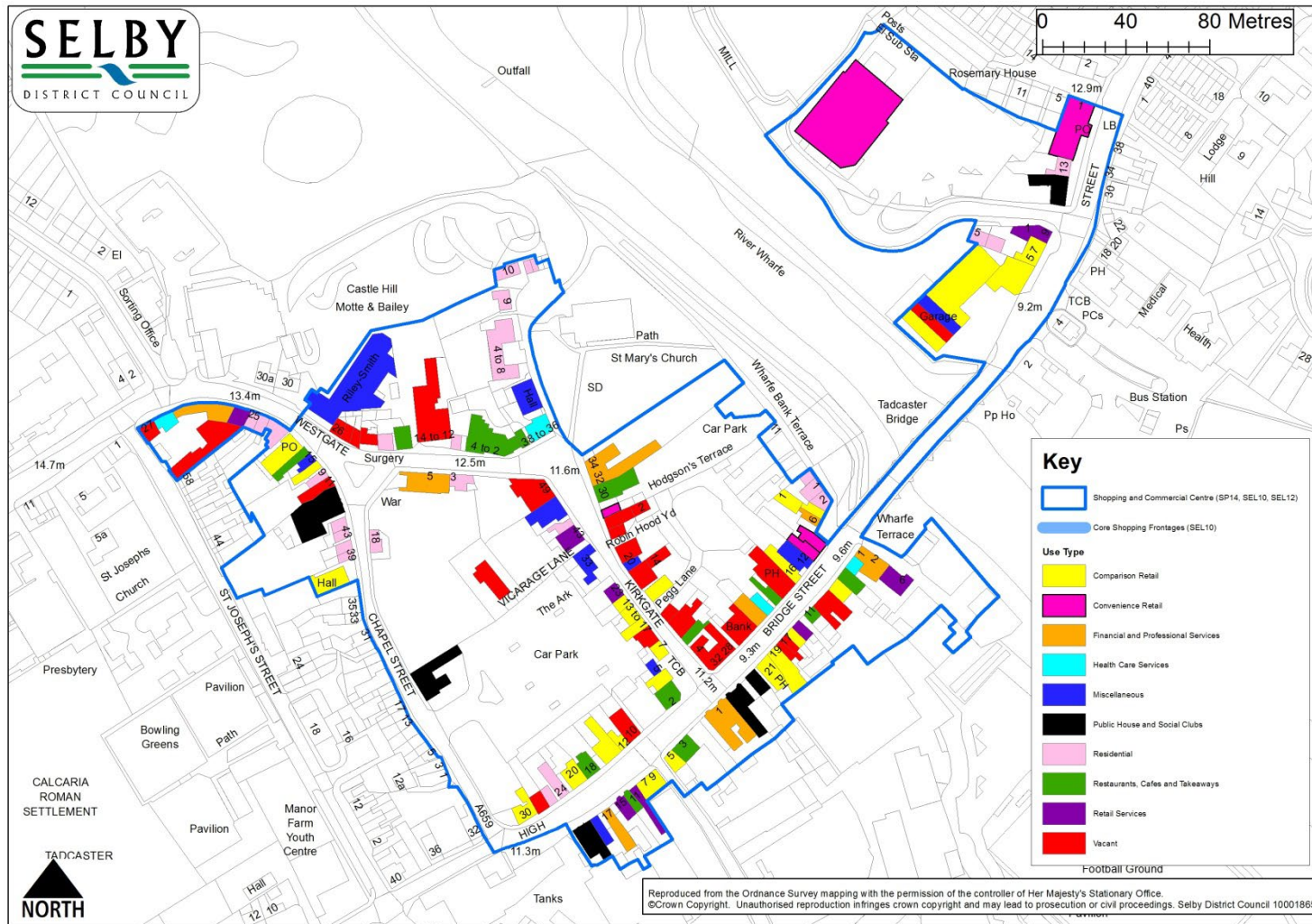


Chart 11 Chart showing Tadcaster Ground Floor Use Types by Individual Units (2018)

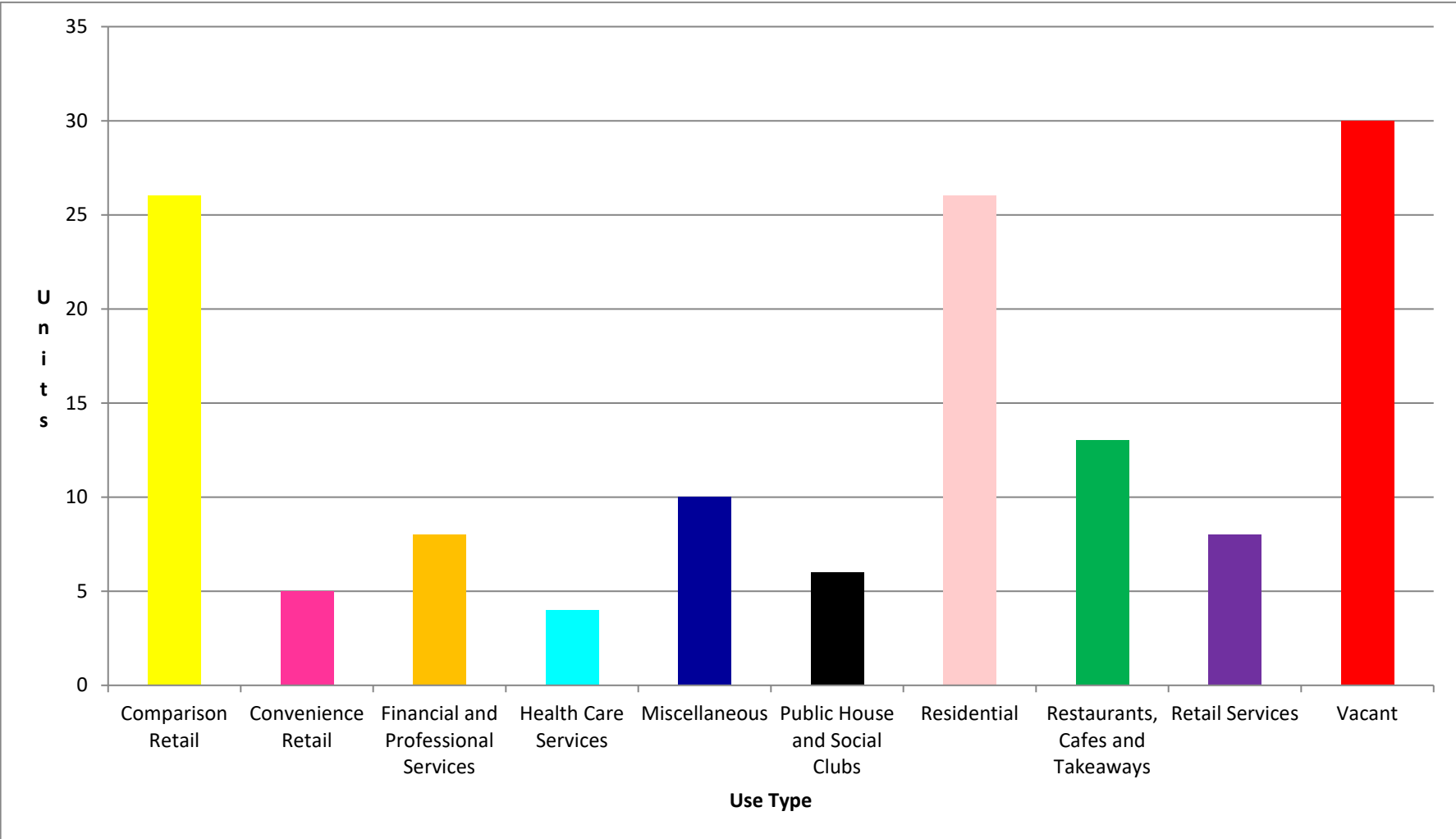
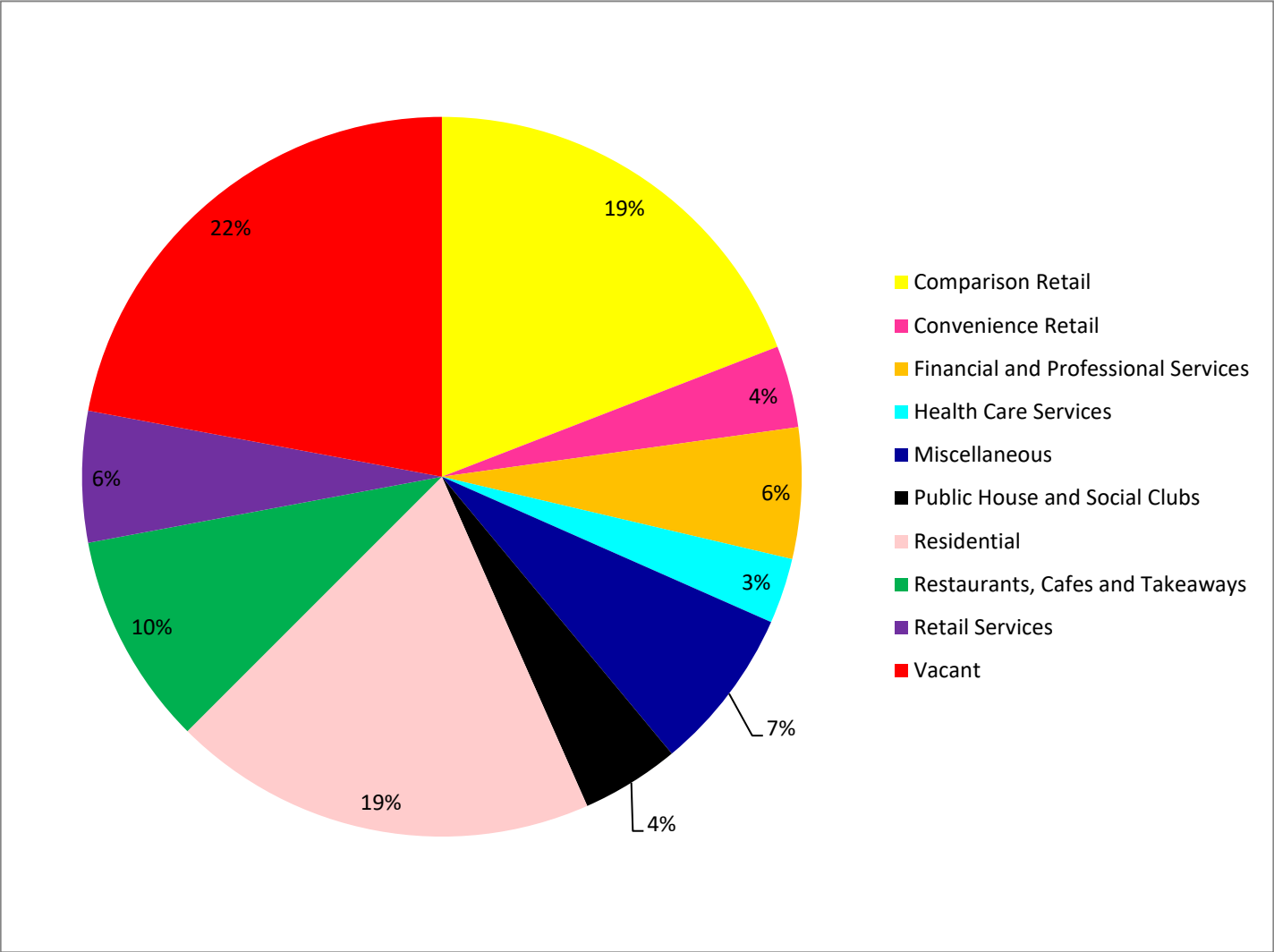


Chart 12 - Pie Chart showing Tadcaster Ground Floor Use Types as a Percentage (2018)



4.4 Comparisons

Town Centre Use Type change 2015-2018

Comparisons between the 2015 and 2018 are shown in Table 18. The most significant change to use types is the addition of Public Houses and Social Clubs, Health Care Services, and Residential uses to the use type classification. These have been added as they contribute to a town centre's vitality. In the latest NPPF (2018) residential units importance to the high street was highlighted. The inclusion of residential in this study causes a significant difference between use types between the studies as residential units account for 19.12% of all ground floor units.

Table 18 Tadcaster Use Type Change Percentages (%) 2015 – 2018

Use Type	Percentage % (2015)	Percentage (%) 2018
Comparison Retail	35.4	19.12
Convenience Retail	9.2	3.68
Financial and Professional Services	6.2	5.88
Health Care Services	Not Included	2.94
Miscellaneous	1.5	7.35
Public House and Social Clubs	Not Included	4.41
Restaurants, Cafes and Takeaways	18.5	9.56
Retail Services	9.2	5.88
Residential	Not Included	19.12
Vacant	20	22.06

4.5 Tadcaster (2018)

Shopping and Commercial Centre Boundary

The existing shopping and commercial centre boundary for Tadcaster is defined in the Selby Local Plan (2005) and shown in Figure 20. The GVA 2015 report recommended that the existing shopping and commercial centre boundaries be tightened to exclude areas of established residential uses and those areas which are located some distance from the recommended Primary Shopping Area and which do not function as part of the town centre.

Figure 25 shows the existing shopping and commercial centre boundary together with the changes recommended in Appendix 9 of the GVA 2015 report. These include areas for inclusion as well as areas to be removed. Figure 26 shows the use classes outside the shopping and commercial centre boundaries.

Figure 25: 2015 GVA report proposed Tadcaster boundary changes

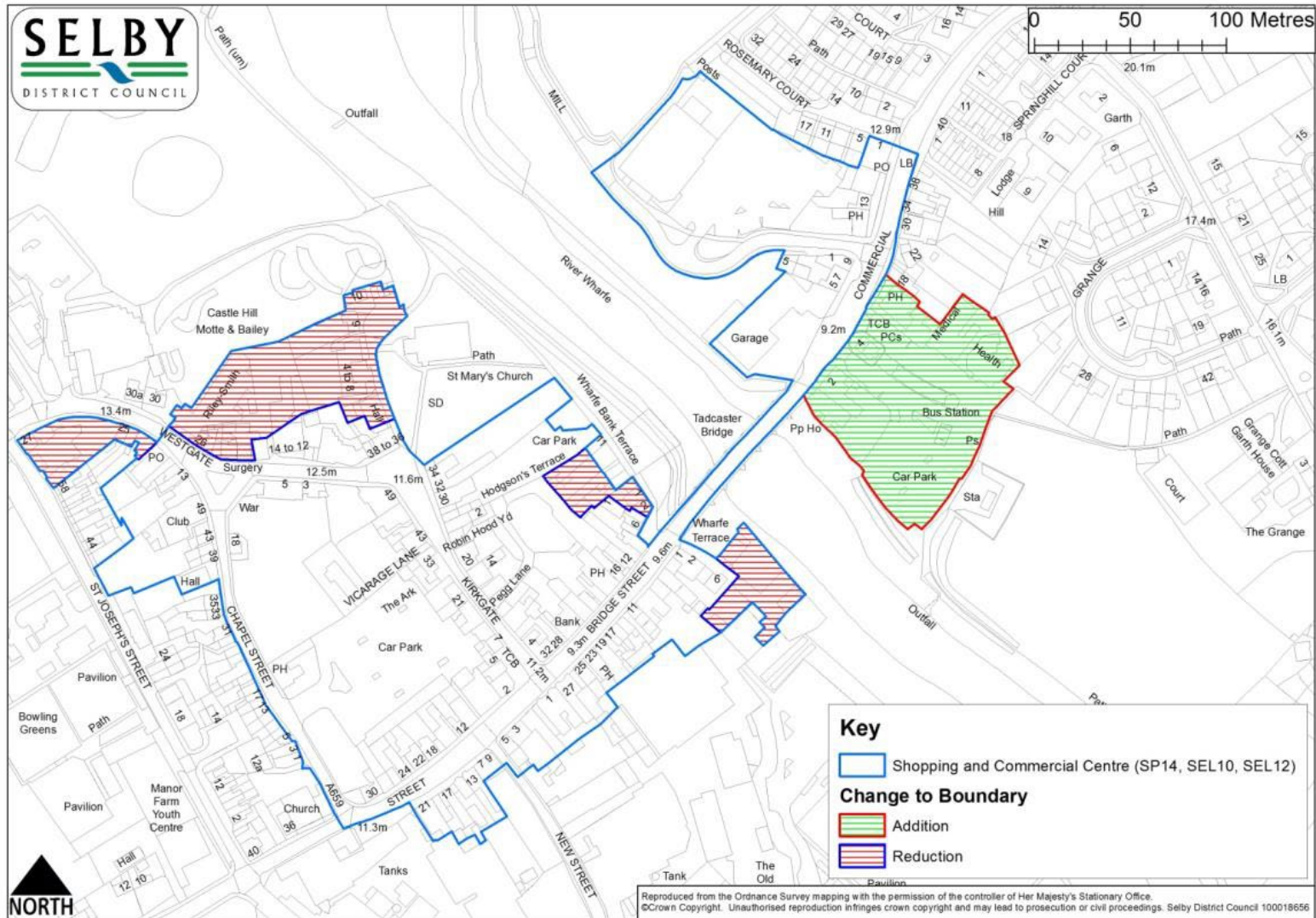
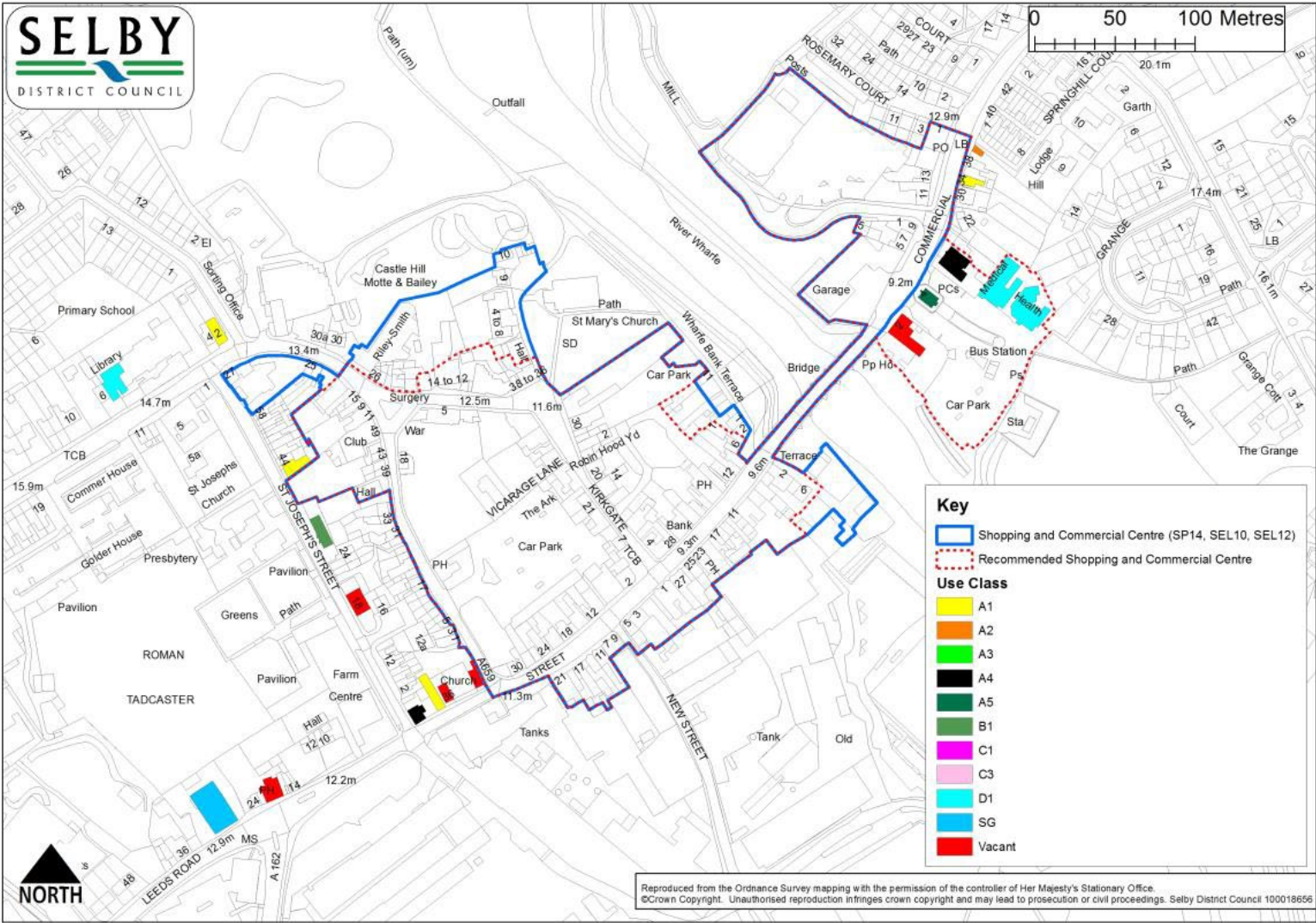


Figure 26: Tadcaster uses outside the Shopping and Commercial Centre Boundary (2018)



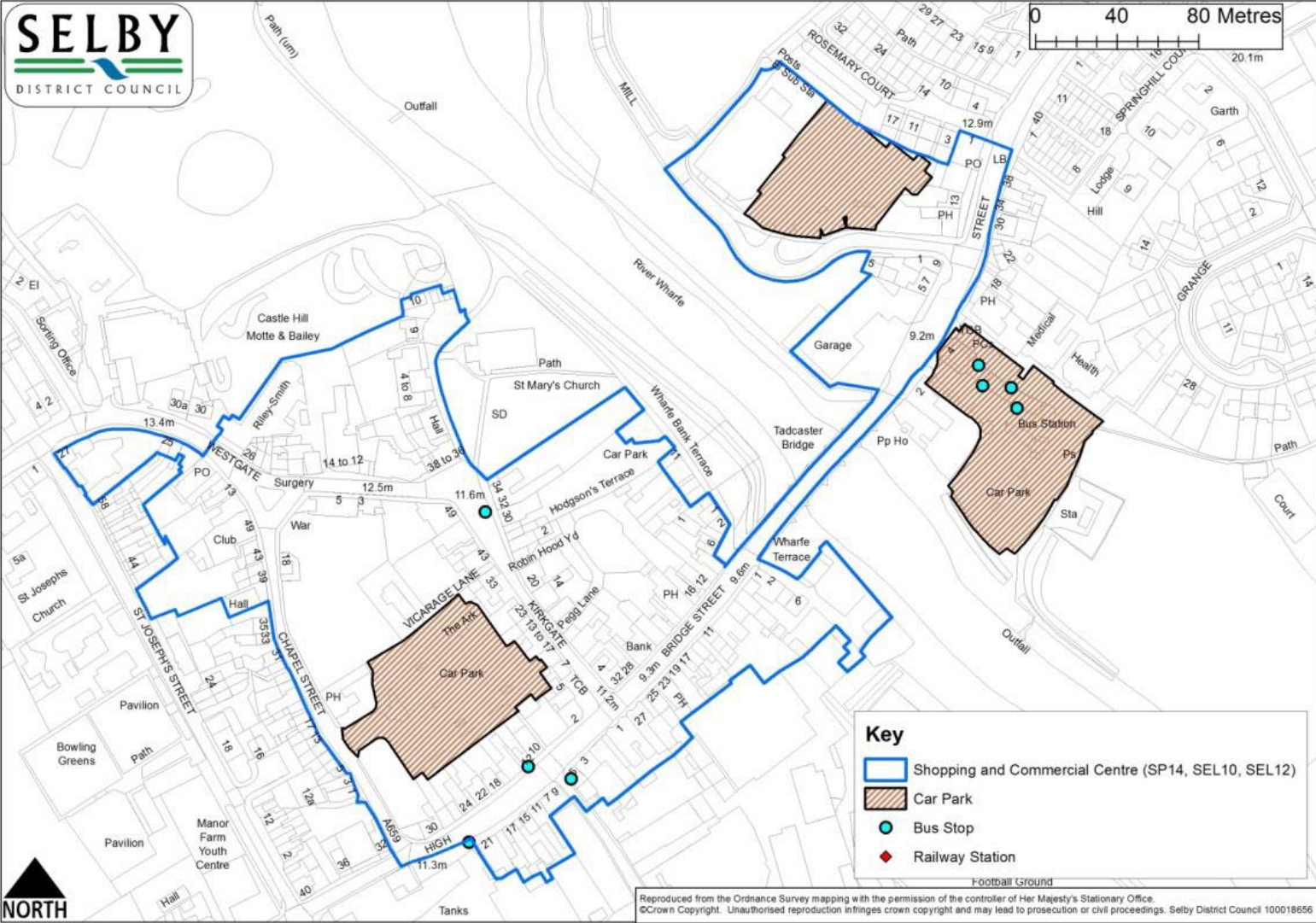
Consider Changes to the Shopping and Commercial Centre Boundary?

Town centre uses outside of the Tadcaster shopping and commercial centre boundary are scattered and limited. Most of the uses outside the boundary do not justify amending the shopping and commercial centre boundaries. The health centre, bus station and car park to the North of the river could be included within the boundary, but it is considered that this is not yet significant to justify a change. In regard to the proposed changes that GVA proposed, currently there is little evidence to support the areas reducing the shopping and commercial centre boundaries as this could restrict growth further.

4.6 Transport into the Town Centre

There are 3 car parks (Including supermarket car parks) within or adjacent to the shopping and commercial centre boundary for excellent accessibility as shown in Figure 31. There is also a bus station located just outside the shopping and commercial centre boundaries to encourage more sustainable modes of transport of entering the town centre. There are no places to store or lock up a bike in Tadcaster.

Figure 27: Tadcaster Car Parks and Bus Stops



5 Overall Commercial Figures

This section combines the data from the three town centres to provide an overall picture for the District in 2018.

5.1 Overall Ground Floor Use Classes (2018)

The ground floor use classes for the 3 Shopping and Commercial Centres (Selby, Sherburn in Elmet and Tadcaster) are shown in Table 19, and Charts 13 and 14.

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

Table 19 – Overall Shopping and Commercial Centres Ground Floor Use Classes by Units and Percentages

Use Class	Units	Percentage (%)
A1	206	34.33
A2	45	7.50
A3	33	5.50
A3 & A5	2	0.33
A4	21	3.50
A5	28	4.67
B1	10	1.67
B2	4	0.67
C1	1	0.17
C3	134	22.33
D1	29	4.83
D2	5	0.83
SG	14	2.33
Vacant	68	11.33

Chart 13 Overall Shopping and Commercial Centres Ground Floor Use Classes by Individual Units

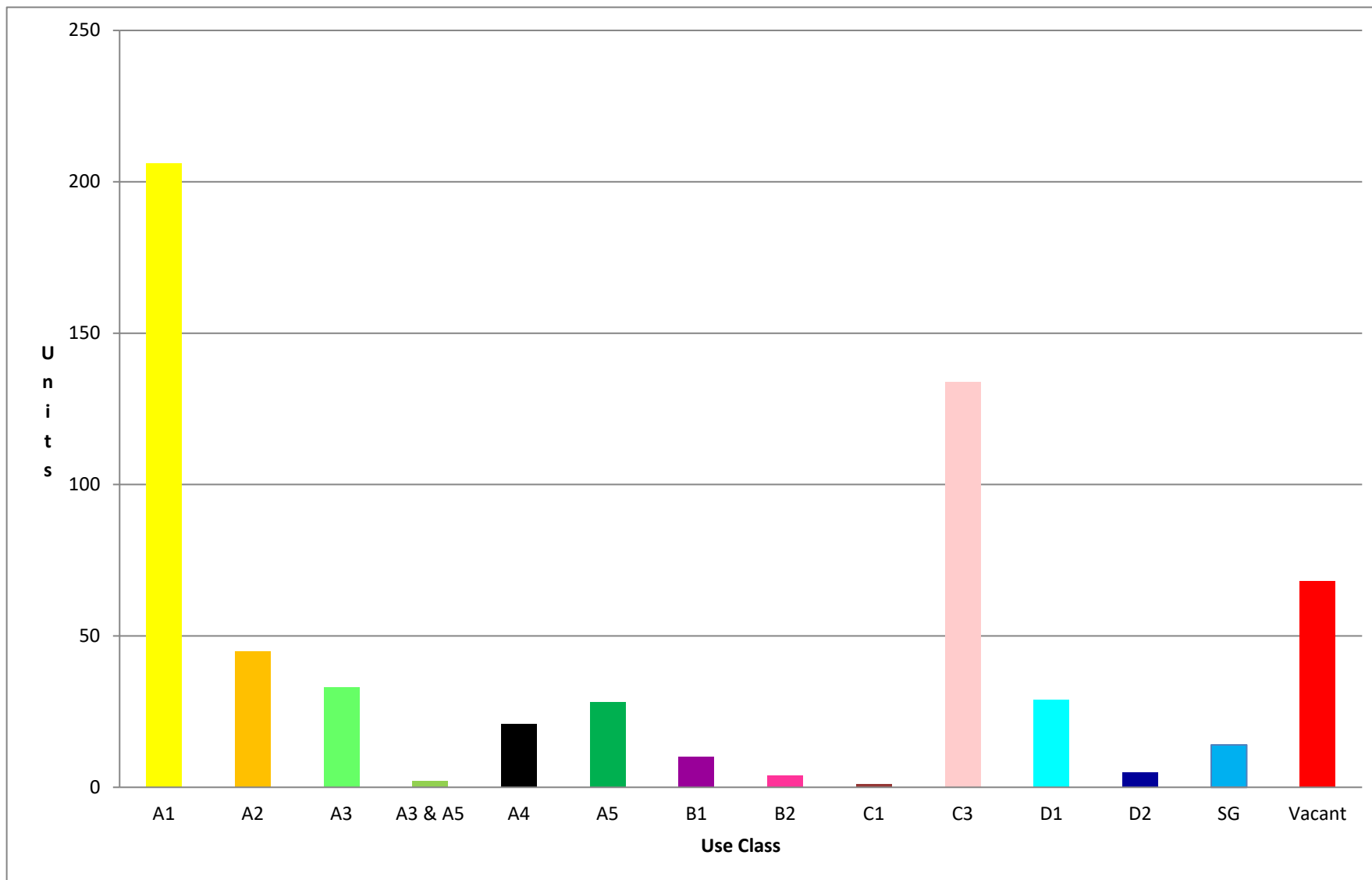
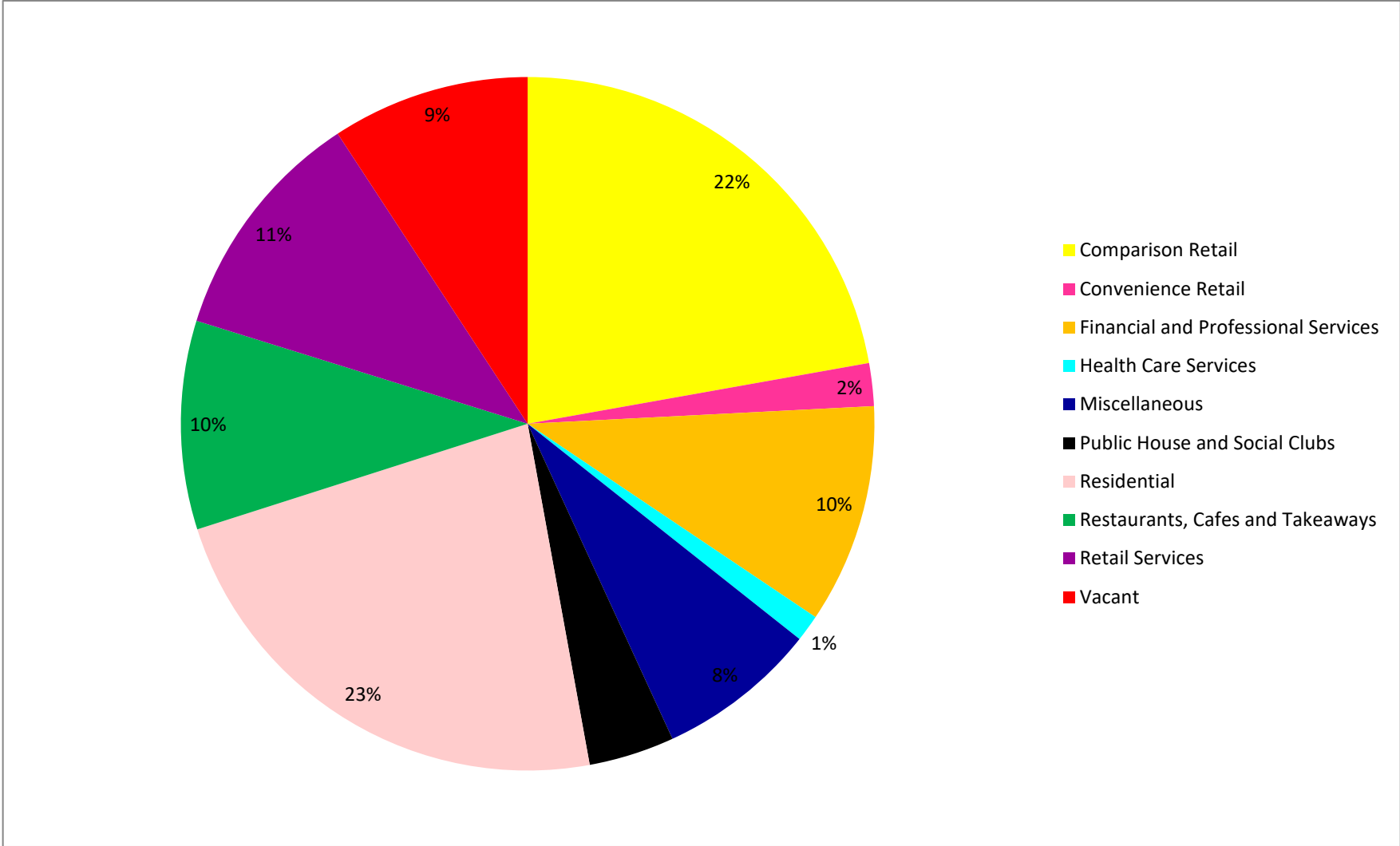


Chart 14 Overall Shopping and Commercial Centres Ground Floor Use Classes as a Percentage (2018)



5.2 Overall Upper Floor Use Classes (2018)

The upper floor use classes for the 3 Shopping and Commercial Centres (Selby, Sherburn in Elmet and Tadcaster) are shown in Table 20, and Charts 15 and 16.

The survey has highlighted that the greatest upper floor uses are ancillary to ground floor use (339 units) closely followed by residential (262 units). This is followed by vacant units which account for 12.17% of all upper floor units in the 3 Shopping and Commercial Centres. This is followed by A2 (Professional Services) and D1 ('Public' services eg Medical Centres, museums etc) uses which account for 12 of all units in the upper floors. The remaining uses account for no more than 10 units with the 3 Shopping and Commercial Centres.

Table 20 - Shopping and Commercial Centres Upper Floor Use Classes by Units and Percentages

Use Class	Units	Percentage (%)
A1	2	0.28
A2	12	1.66
A3	1	0.14
A4	1	0.14
Ancillary to Ground Floor	339	46.89
Ancillary to First Floor	1	0.14
C1	2	0.28
C3	262	36.24
D1	12	1.66
Mixed	3	0.41
Vacant	88	12.17

Chart 15 Overall Shopping and Commercial Centres Upper Floor Use Classes by Individual Units

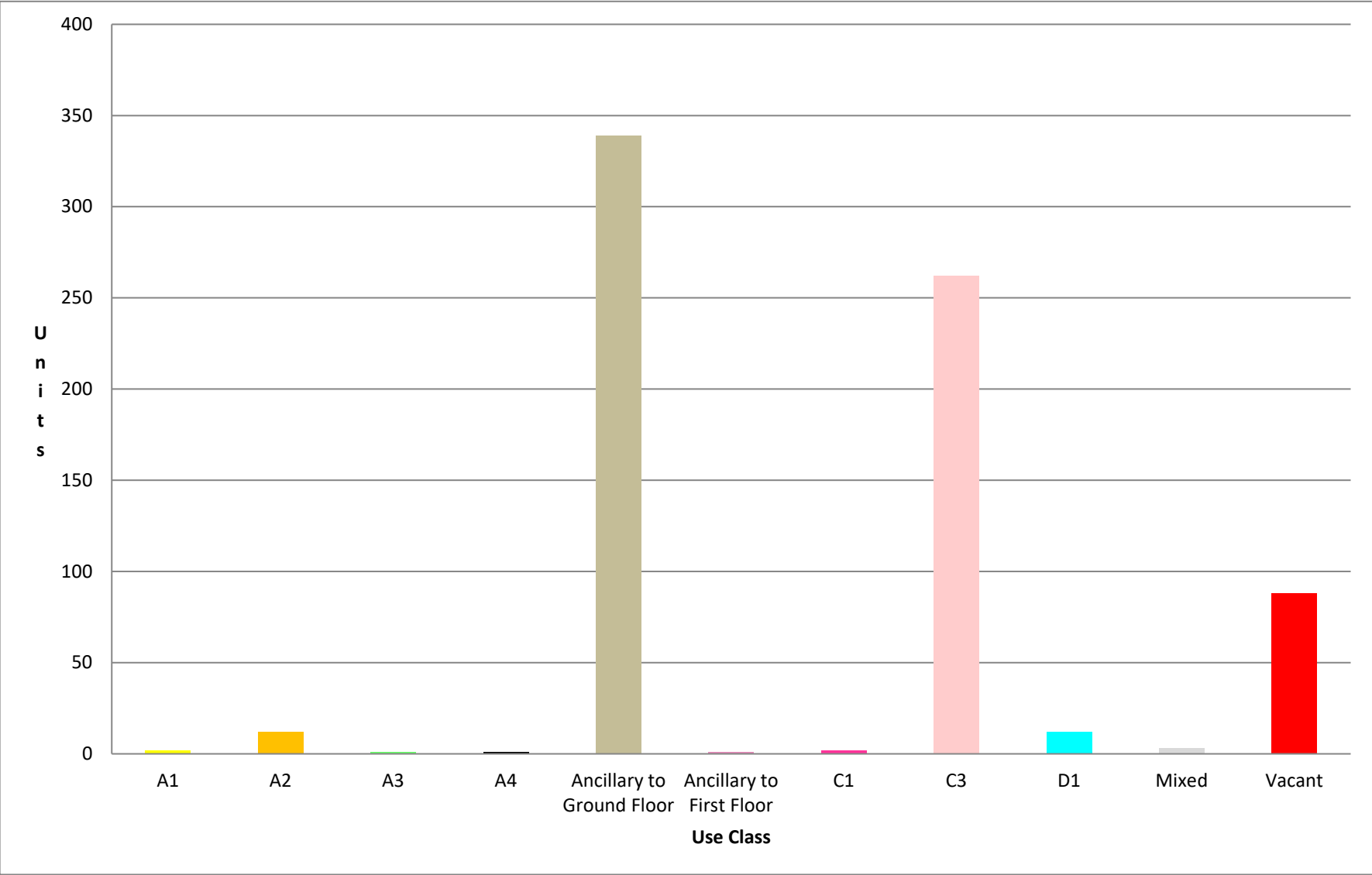
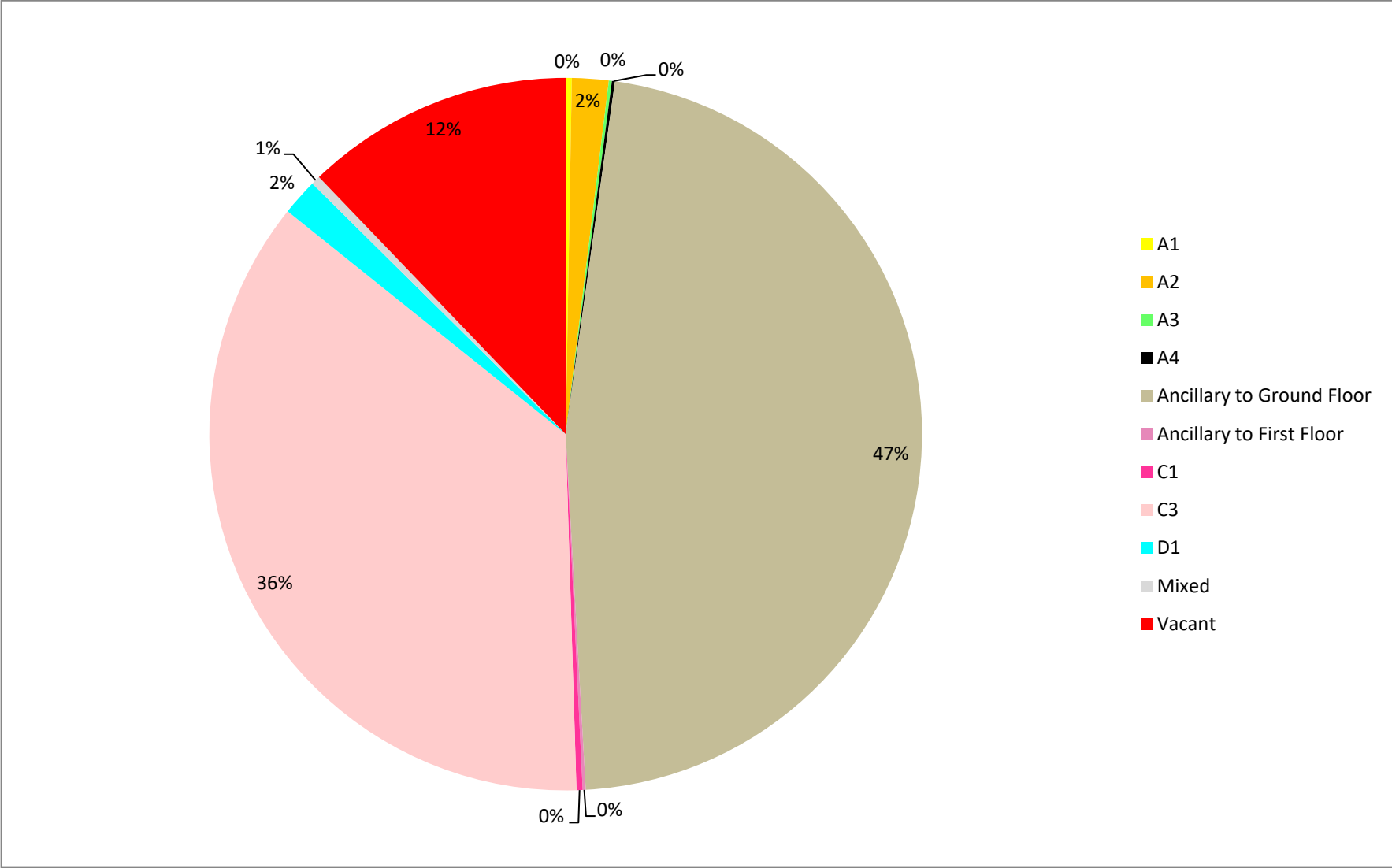


Chart 16 Overall Shopping and Commercial Centres Ground Floor Use Classes as a Percentage (2018)



5.3 Overall Ground Floor Retail Use Types (2018)

The ground floor use types for the 3 Shopping and Commercial Centres (Selby, Sherburn in Elmet and Tadcaster) are shown in Table 21, and Charts 17 and 18.

The survey has highlighted that the greatest ground floor use types are residential units (134) closely followed by comparison retail units (126). This is followed by vacant units which account for 11.33% of all ground floor use types in the 3 Shopping and Commercial Centres. Restaurants, Cafes and Takeaways account for 10.5% off all ground floor use types with the remaining use types accounting for no more than 10% of all use types. Noticeably convenience retail units account for only 3.17 of the total ground floor units with the 3 Shopping and Commercial Centres.

Table 21 - Shopping and Commercial Centres Ground Floor Use Types by Units and Percentages

Use Type	Units	Percentage (%) 2018
Comparison Retail	126	21.00
Convenience Retail	19	3.17
Financial and Professional Services	53	8.83
Health Care Services	12	2.00
Miscellaneous	42	7.00
Public House and Social Clubs	24	4.00
Restaurants, Cafes and Takeaways	63	10.50
Retail Services	59	9.83
Residential	134	22.33
Vacant	68	11.33

Chart 17 - Overall Shopping and Commercial Centres Ground Floor Use Types by Individual Units

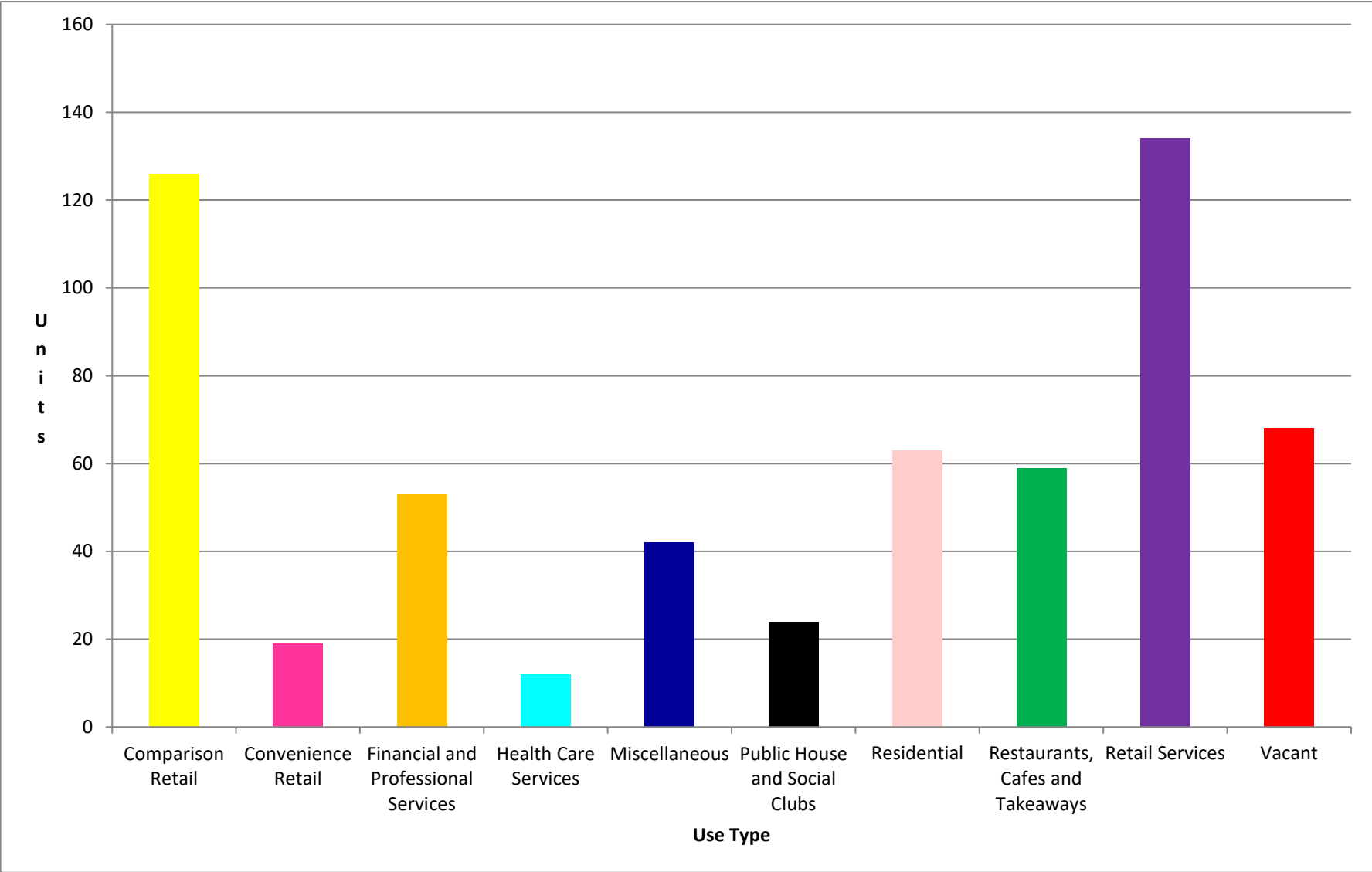
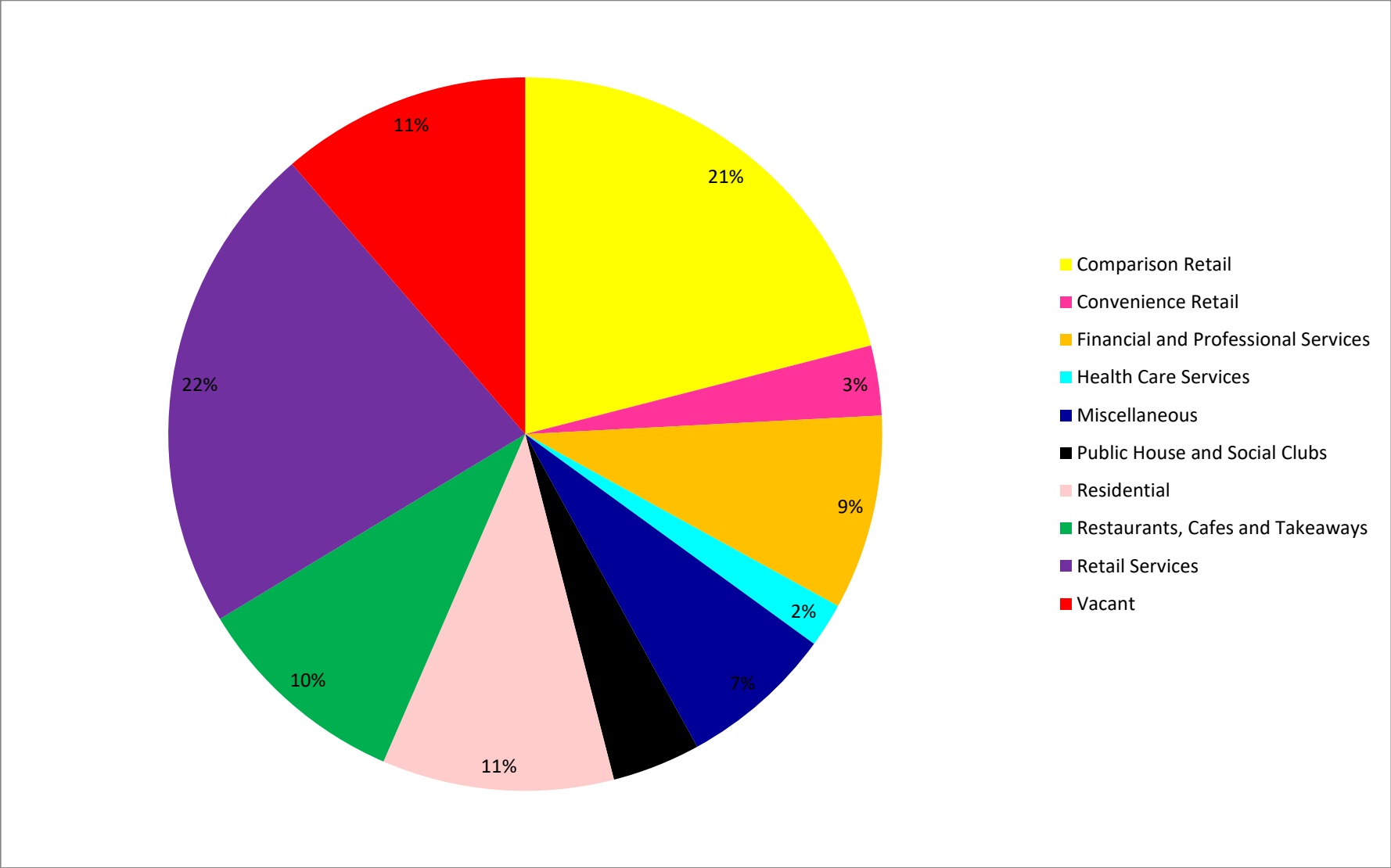


Chart 18 - Overall Shopping and Commercial Centres Ground Floor Use Types as a Percentage (2018)



5.4 Comparison 2015-2018

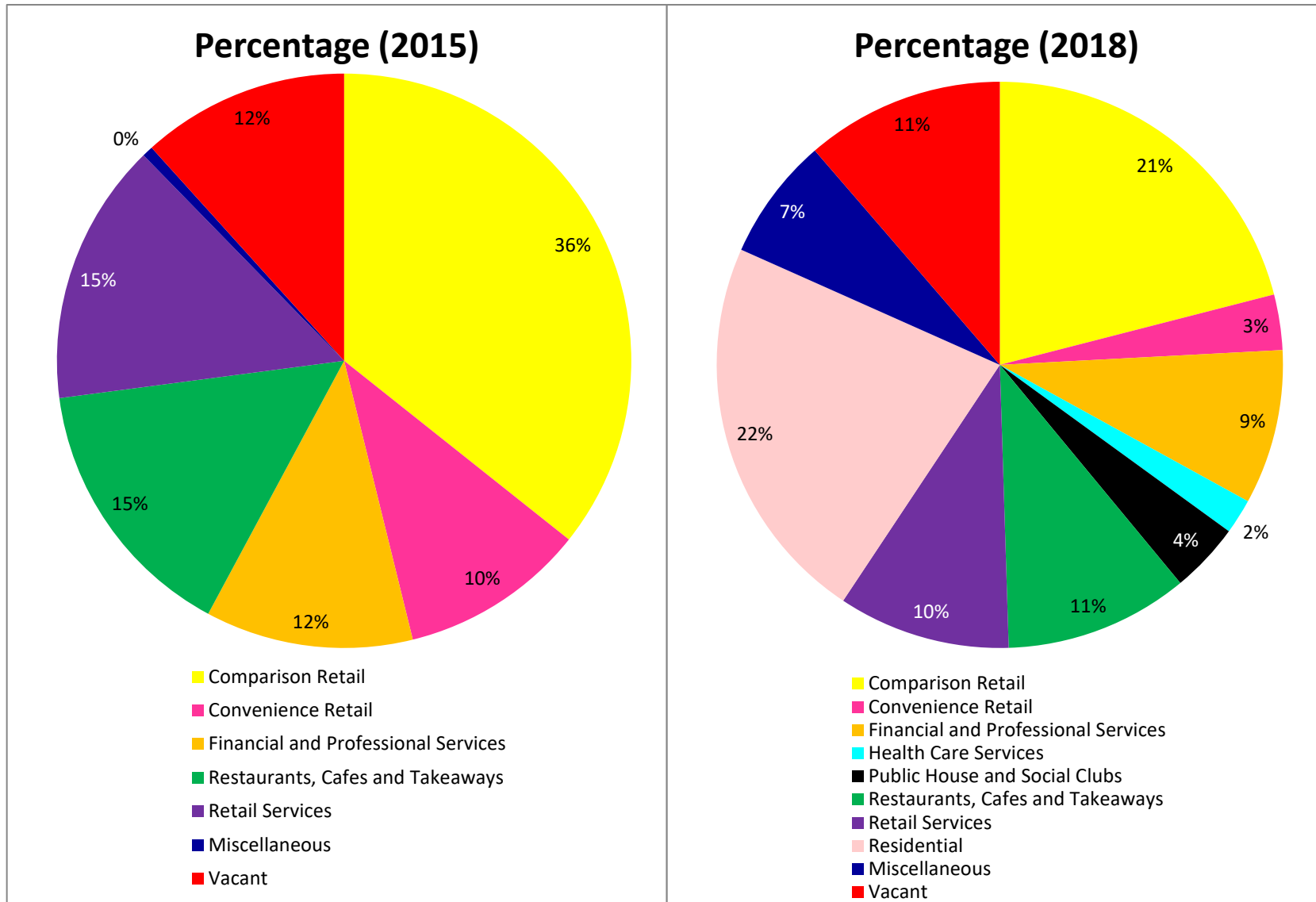
The ground floor use type changes between 2015 and 2018 by percentage for the 3 Shopping and Commercial Centres (Selby, Sherburn in Elmet and Tadcaster) are shown in Table 22, and Chart 19.

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

Table 22 - Shopping and Commercial Centres ground floor Use Type Change by Percentages (%) 2015 – 2018

Use Type	Percentage (2015)	Percentage (2018)
Comparison Retail	35.69	21
Convenience Retail	10.46	3.17
Financial and Professional Services	11.69	8.83
Health Care Services	Not Included	2
Miscellaneous	0.62	7
Public House and Social Clubs	Not Included	4
Restaurants, Cafes and Takeaways	15.08	10.50
Retail Services	14.77	9.83
Residential	Not Included	22.33
Vacant	11.69	11.33

Chart 19 - Shopping and Commercial Centres Ground Floor Use Types as a Percentage (Comparisons 2015-2018)



6 Conclusions

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

6.1 Selby

Ground floor Use Classes

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

Upper floor use classes

- A large numbers of units (259) were ancillary to ground floor use² or first floor use.
- 92 units were residential at all floors, 29 residential units above another use class, and one occupied residential unit above a vacant ground floor unit.
- 27 units had all floors including the ground floor vacant, and there were 3 units which were vacant above an occupied ground floor unit.

Ground floor use types

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

Comparisons - Selby Town Centre Use Type Changes 2015-2018

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

² Please note that where the uses of upper floor units were unknown or difficult to identify, they were classified as "ancillary uses" in relation to the ground floor. This was to maintain the consistency and soundness of the study.

Transport

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

6.2 Sherburn in Elmet

Ground floor Use Classes

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

Upper floor use classes

- Large numbers of units (21) were ancillary to ground floor use³.
- 16 units were residential at all floors, and there were 8 residential units above another use class.
- There was only vacant unit in Sherburn in Elmet and this was undergoing renovation.

Ground floor use types

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

³ Please note that where the uses of upper floor units were unknown or difficult to identify, they were classified as "ancillary uses" in relation to the ground floor. This was to maintain the consistency and soundness of the study.

Comparisons – Sherburn in Elmet Centre Use Type Changes 2015-2018

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

Transport

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

6.3 Tadcaster

Ground floor Use Classes

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

Upper floor use classes

- Large numbers of units (60) were ancillary to ground floor use⁴.
- 26 units were residential at all floors, and there were 19 residential units above another use class.
- 4 units were vacant above an occupied ground floor unit and there were 29 units where all floors including the ground floor were vacant.

⁴ Please note that where the uses of upper floor units were unknown or difficult to identify, they were classified as “ancillary uses” in relation to the ground floor. This was to maintain the consistency and soundness of the study.

Ground floor use types

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

Comparisons - Tadcaster Town Centre Use Type Changes 2015-2018

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

Transport

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

6.4 Overall

Ground Floor Use Classes

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

Overall Upper Floor Use Classes

- The survey has highlighted that the greatest upper floor uses are ancillary to ground floor use (339 units)⁵
- There are a large number of residential units (262) in the upper floors.
- Vacant units account for 12.17% of all upper floor units in the 3 Shopping and Commercial Centres.

Overall Ground Floor Retail Use Types

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

Comparison 2015-2018

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

6.5 Future Monitoring

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

⁵ Please note that where the uses of upper floor units were unknown or difficult to identify, they were classified as "ancillary uses" in relation to the ground floor. This was to maintain the consistency and soundness of the study.

Appendix 1

Selby District Local Plan Core Strategy (2013)

Policy SP14 - Town Centres and Local Services

A. Spatial Strategy

The health and wellbeing of town centres, and local shopping facilities and services will be maintained and enhanced by:

Selby Town Centre

- Focussing town centre uses on Selby including retail, commercial, leisure, entertainment, food and drink, offices, hotels, indoor sports, recreation, and arts and cultural uses.
- Promoting the continued renaissance of the town centre through environmental improvements, floor space increases, and by diversifying the range of activities present.

Sherburn in Elmet and Tadcaster Town Centres

- Strengthening the role of Sherburn in Elmet and Tadcaster by encouraging a wider range of retail, service, and leisure facilities, to meet the needs of the local catchment area, provided proposals are of an appropriate scale and would not have a detrimental effect on the vitality and viability of Selby town as the main focus for town centre uses.

Tadcaster

- Promoting the regeneration of the town centre
- Protecting and enhancing the attractive historic core.

Sherburn in Elmet

- Securing improved infrastructure and services, including a modest increase in retail floorspace, to support expanding employment activity and housing growth. This may entail an extension to and /or remodelling of the existing centre. Local Shops and Services outside Established Town Centres
- Supporting local shops and services, including village shops and services, by resisting the loss of existing facilities and promoting the establishment of new facilities to serve the day-to-day needs of existing communities and the planned growth of communities.

B. Strategic Development Management

The role and performance of the existing town centres of Selby, Tadcaster and Sherburn in Elmet will be strengthened, by:

- a) Ensuring proposals comply with national policy to protect existing retail, service and leisure facilities and provide for the expansion and diversification of town centre uses within the established retail hierarchy;
- b) Focussing proposals for offices within the defined town centres or in office park locations subject to the sequential approach in the NPPF and as defined in site specific Local Plan documents;
- c) Requiring all proposals within town centres to provide a high quality, safe environment and environmental improvements;
- d) Ensuring new developments facilitate improved accessibility to the centres for all users including cyclists, pedestrians, those with special mobility needs and by public transport;
- e) Effectively managing off-street parking; and
- f) Identifying development opportunities through site specific Local Plan documents.

Selby District Local Plan Saved Policies (2005)

Policy SEL/10

Proposals for the establishment or extension of commercial uses such as financial and professional services, public houses, cafes, restaurants and takeaways (Classes A2* and A3*), within the defined shopping and commercial centre of Selby, will be permitted provided:

- 1) The proposal would satisfy the provisions of POLICY SEL/8; and
- 2) In the case of ground floor premises within core shopping frontages, as defined on the proposals map, the predominantly retail character of the frontage will be retained by ensuring:
 - a) That not more than two non-retail premises are located side by side; and
 - b) That not more than one third of each frontage is devoted to nonretail uses. In addition, in assessing the impact of the proposals on the retail function of the frontage, and the centre, the following other factors will be taken into account:
 - i) The location and prominence of the premises within the shopping frontage;
 - ii) The floorspace and frontage of the premises;
 - iii) The particular nature and character of the use proposed, including the level of activity associated with it; and

iv) The impact of the proposal in terms of noise, smell or other environmental problems.

* Town and Country Planning (Use Classes) Order 1987

Policy SEL/12

Proposals for the provision of residential accommodation within the defined shopping and commercial centre of Selby will be permitted provided:

- 1) A satisfactory housing environment would be achieved;
- 2) The proposal would not have a significant adverse effect on the retail character and vitality of the street frontage; and
- 3) The proposal would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity. In appropriate cases a flexible attitude will be adopted in relation to parking provision and other requirements.