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How To Comment

Fill in the Questionnaire and return it to

Planning Policy Manager
Selby District Council
Civic Centre
Portholme Road
SELBY
YO8 4SB

Copies of the form are available on the Council's website www.selby.gov.uk or by contacting the Planning Policy Team on 01757 292063 or at ldf@selby.gov.uk.

You need only respond to those issues, which are of interest to you. You do not have to complete the questionnaire comprehensively. All views, however brief will be welcomed.

All comments should reach us by Friday 23 June 2006.

If you would like to talk to a planning officer working on the Core Strategy about any aspect of the document, please contact the Planning Policy Team.

What Happens Next?

All comments received during this consultation will be considered carefully by the Council and will be taken into account in the next stage of preparing the Core Strategy, which will be a Preferred Options Report. This will set out the range of policies and proposals, which the Council proposes should form the basis of the final version of the Core Strategy.

INTRODUCTION

The Council is preparing a series of new documents to guide the use of land and development in the District, under the term 'Local Development Framework' (LDF). The Framework, preparation of which is an ongoing process involving a series of documents¹, will replace the Selby District Local Plan, the policies of which are saved under the transitional legislation until February 2008 or until replaced by documents which comprise the new plan.

The Core Strategy is one of the first documents to be produced within the LDF and will provide a context with which other subsequent document within the Framework must conform.

The Core Strategy will provide a spatial vision and a development strategy for Selby District to provide the context for designating areas where specific policies will apply, either encouraging development to meet economic and/or social objectives or constraining development in the interests of environmental protection. The strategy will also provide a framework for the subsequent allocation of sites for specific uses (e.g. housing).

Site specific designations for housing and employment allocations will be set out in subsequent Local Development Documents. (See the Local Development Scheme¹ for the timetabling of these documents.)

The Core Strategy will also contain policies to provide the context for more detailed policies and guidance to be included in other LDF documents. It is currently proposed they should broadly cover:

- Protection of local character and distinctiveness, and general design standards;
- Location of development (setting out the factors which will determine appropriate locations for proposed development);
- Local needs housing/mixed housing/gypsy accommodation;
- Transport;
- Efficient use of land and mixed uses;
- Environmental protection – flood protection, noise air quality, visual intrusion;
- Biodiversity
- Energy conservation/renewable energy
- Green Belt

¹ Local development Scheme for Selby District - Selby District Council , April 2005

The Core Strategy must also include a monitoring and implementation framework showing how development and change will be measured and assessed against set targets.

Issues and Options Report

A fuller report on the issues and options that the Council considers important for the Core Strategy is available. This summary report concentrates on the issues and options which require the greatest debate before a preferred Core Strategy can be prepared. Many of the general core policies will apply throughout the District and will often represent a continuation of a number of the general policies currently being saved from the Selby District Local Plan, such as the need to ensure that development meets a high standard of design and access. This document focuses on the new spatial options available to cater for the distribution of new development throughout the District over the next fifteen years and on policy areas where new or substantially amended policies are thought to be required. The documents purpose is to provide an opportunity for everyone to be involved and give their views on issues which they consider have an important bearing on future development within the District.

The report includes the following:

1. A set of draft objectives for the Core strategy which give an indication of the expected scope of the Strategy.
2. Our view of the main issues relevant to future development in the District and which will be addressed within the Core Strategy.
3. Four potential scenarios for the distribution of new development within the District, together with the implications of each for the issues identified.

In the report we ask a number of questions which we would like you to consider and comment on. A questionnaire is included to make it as easy as possible for you to respond. You do not have to answer all the questions. You may wish to comment on only on one or two aspects. In addition, we would be very pleased to receive comments on any other aspects, which you consider have not been adequately covered in the report.

THE CONTEXT

The Core Strategy is not being prepared in a vacuum. It must take account of national planning policies and regional policies contained in the Regional Spatial Strategy.

Currently the RSS is under review but will not be fully completed until it receives Government approval, which is expected to be in summer 2007. However, Draft RSS proposals were submitted to the Deputy Prime Minister on 23rd December 2005 in the form of 'The Yorkshire and Humber Plan' and substantial weight has been given to its proposals, given the importance of the RSS for the Core Strategy.

Key Draft RSS Policies and Proposals Specific to Selby District.

- Selby District included within York sub-area as well as the Leeds City Region
- Support the role of Selby town as a Principal Service Centre and Sherburn-in-Elmet and Tadcaster as Local Service Centres.
- Mitigate the risk of flooding and provide appropriate protection
- Improve public transport links between York and Selby;
- Strengthen Leeds – Selby – Hull public transport corridor.
- Support an appropriate scale of economic growth in Selby
- Promote significant development at Selby (as a focus for growth along with York) to foster regeneration and strengthen and diversify its economy.
- Develop the York sub area economy with new development and initiatives including support for the location of the European Spallation Source at Burn.
- Promote partnership approaches to economic diversification, regeneration, development and flood risk management at York and Selby.
- 400 new dwellings per annum to be provided between 2004 and 2016 and 450 pa. new dwellings between 2016 and 2021.

Although the Draft RSS sets firm guidelines for new development within the Region, it still leaves many substantial decisions to be made on future development within the District, particularly on the distribution of that development, and the Council's aim is to offer as many opportunities as possible for local views to be included within the Core Strategy preparation.

Local Context

The Core Strategy should also give effect to the spatial elements of the District's Community Strategy² prepared by the Council in conjunction with its partners in the Selby Strategy Forum, and to the Council's individual strategies, particularly for economic development, housing, social inclusion, culture and recreational open space. It should also take into account the North Yorkshire County Council Community Strategy. The Core Strategy will aim to accommodate the relevant aspects of these local strategies and provide a smooth transition from the current Selby District Local Plan whose provisions are saved until February 2008, subject to maintaining conformity with national and regional policy guidance, particularly as expressed in the Regional Spatial Strategy (RSS). In addition Yorkshire Forward, together with the Council, undertook a Renaissance Study³ which focussed on the three market towns, with a view to addressing regeneration issues.

Sustainable Development

A key national policy requirement of the LDF is that it should deliver sustainable development. In order to assist this process each stage of the preparation of LDF documents will be subject to sustainability appraisal, which will also take account of Strategic Environmental Assessment Regulations⁴, which govern implementation of European legislation on this matter. To undertake this process for the Core Strategy preparation in an objective and impartial manner, the Council have employed consultants, Waterman Environmental. A Scoping Report, which establishes the nature of the process and the appraisal framework, has already been produced and been the subject of limited consultation. An appraisal of the options being put forward in this document, as well as your views, will aid the Council in selecting a preferred option. A full sustainability appraisal of that Preferred Option will be available when the option is published.

² Community Strategy 2005 - 2010 - Selby Strategy Forum

³ Selby District Renaissance sponsored by Yorkshire Forward (2004)

⁴ European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment."

CORE STRATEGY VISION AND OBJECTIVES

Bearing in mind the contextual aims and objectives set in the above documents, the following draft vision and objectives have been developed as a basic reference for the development of the Core Strategy and its policies.

Vision

To continue to enhance Selby District as an attractive location to live, work and play. This will require a continued emphasis on diversifying the economy to provide for modern employment opportunities and reduce the need to travel outside the District for work; ensuring the availability of an appropriate range of affordable housing; uncovering and protecting the District's heritage and developing leisure and other community facilities to meet the needs of District residents. New development will be encouraged to be as energy efficient and sustainable as possible. In directing new development full advantage will be taken of the potential of the three market towns – Selby, Sherburn-in-Elmet and Tadcaster – and their centres, to provide the most sustainable locations for growth and facilities.

Objectives

1. To enhance the role of the three Renaissance market towns – Selby, Sherburn-in-Elmet and Tadcaster – as accessible service centres within the District and particularly Selby as a principal service centre.
2. To locate new development where it will minimise the need to travel by car and enhance accessibility to local services, shops and jobs by promoting the use of public transport, walking and cycling.
3. To reduce the outward commuting from the District particularly by private car.
4. To locate or mitigate new development so as to minimise flood risk.
5. To promote efficient use of land and maximise the reuse of previously developed land within settlements.
6. To encourage the provision of transport infrastructure in tandem with new development, and to increase transport choice throughout the District by improving accessibility via safe and convenient public transport.

7. To support the diversification of the economy of the District, including its rural areas, through the provision of suitable range and quality of sites and premises for employment uses, and encourage activities to increase skill levels.
8. To protect and enhance the existing range of community facilities and ensure additional provision is made to match changing needs and requirements from new development.
9. To protect and enhance the character of the historic built environment, including both buildings and open spaces, and acknowledge the contribution of the District's heritage to economic prosperity and local community well-being.
10. To promote high quality design of new development and create and maintain attractive, safe, accessible and diverse urban areas which enhance the image of the District generally.
11. To improve the range and quality of cultural and leisure opportunities across the District and improve tourism facilities.
12. To protect and enhance sensitive natural habitats and the wider countryside for its landscape, amenity, bio-diversity, recreation potential and natural resources.
13. To promote energy efficient forms of development and renewable forms of energy.
14. To improve the quality of air, land and water and help reduce the negative impact of climate change.

Qu. 1 Do you agree with the vision and objectives?

If no, what would you add to, or remove from, them?

ISSUES FOR THE CORE STRATEGY

The Council considers the following issues to be important for the Core Strategy. The full issues and options report contains a greater degree of background information on these issues and the reasons why they are currently considered to be important questions. It is only possible in this summary to include a very limited comment on the issues, however, those who wish can access the full report through Libraries, the Planning department and on the web (www.selby.gov.uk).

1. THE ROLE OF SELBY DISTRICT

One of the most striking statistics to emerge from the 2001 Census was that around 49% of the District's workforce travels to work outside the District, principally to Leeds and York Districts. This percentage is at least 10% higher than any other District in the Region. This means that one of Selby's principal roles at present is as a dormitory for surrounding towns and cities, within the sub-region. One of the objectives for the Core Strategy is to reduce the outward commuting from the District particularly by private car.

Qu. 2 What should the role of Selby District be in the Leeds City Region and the York Sub Area?

Qu. 3 Do you agree that the further growth in commuting from the District to neighbouring towns and cities should be limited and if possible be reduced?

2. SUSTAINABLE COMMUNITIES

Provision of Market Housing

i) Managing Housing Markets

The latest draft of Government guidance (DraftPPS3) places greater emphasis on local development frameworks managing sub-regional housing markets in a balanced manner, in accordance with the Regional Spatial Strategy. Housing markets are particularly complex in Selby District owing to the influence of the housing markets of the surrounding larger urban areas. The District would welcome as much information as possible on the operation of these markets.

Qu. 4 Do you have any comments/evidence on the definition of housing markets within the District?

Qu. 5 Do you have any comments/evidence on the influence of externally based sub-regional housing markets within Selby District?

ii) Windfall Policy

A further issue relates to the granting of permission for sites not allocated in the development plan – ‘windfall’ sites. Currently the Selby District Local Plan policy (Policy H2A) only permits residential development, in appropriate circumstances within defined Development Limits, on previously developed land (‘brownfield’ sites). This policy precludes any small scale development of greenfield sites within Development Limits of towns and villages.

Windfalls which utilise previously developed land will help to make more efficient use of land and lessen the requirement for Greenfield sites/allocations. However, points against windfalls include:

- They do not produce as much affordable housing because of the smaller size of site.
- Unless restricted to larger settlements, they produce a less sustainable pattern of development.
- When coupled with the need to achieve higher densities they can give rise to problems of impact on the form and character of settlements. This is particularly the case of ‘greenfield’ sites.

Whilst the policy of permitting ‘brownfield’ windfalls is likely to remain, there are concerns associated with extending that to ‘greenfield’ sites.

In addition, in the case of development of ‘previously developed land’, a further issue has arisen through the inclusion of garden curtilages within that definition. Current policies have led to pressure for many larger gardens accommodating further dwellings either through infilling or complete redevelopment, which is often seen as having an adverse effect on character and form of the surrounding residential area

Qu. 6. Do you consider that windfall development on previously developed land should be supported and given greater priority?

Qu. 7. Should windfall development on previously developed land be limited to the more sustainable settlements – market towns or market towns and larger villages?

Qu. 8. Should a more restrictive approach to development within residential curtilages be developed?

Qu. 9. Are there any circumstances in which development on ‘greenfield’ windfall sites be supported?

iii) Density of Residential Development

Current District Local Plan policy (Policy H2B) reflects national policy in PPG3(2000) which requires local planning authorities to ensure higher densities for new residential development. Draft PPS3 now seeks even higher densities in

urban and suburban areas. In Selby District, where the majority of settlements are small villages, the enforcement of higher densities has led to concerns that the form and character of some settlements is being eroded.

Qu. 10 Do you consider that the pursuit of higher densities in the interests of more efficient use of land should not be at the expense of the existing form and character of existing villages?

Qu. 11 Do you consider that it would be appropriate to differentiate between housing densities in the three towns and the remainder of the District?

Local Needs Housing

In addition to adequately catering for normal market housing Draft PPS3 indicates that the local development framework should set out policies to address the particular accommodation needs and demands of specific groups within the District.

i) Affordable Housing

Selby District has seen a higher than average increase in house prices in recent years which has limited the ability of local people to enter the housing market for the first time or purchase property adequate for their needs. If additional affordable housing is not made available local people may be forced to leave the District.

Qu. 12 Do you agree that the Council should aim to remove the backlog of affordable housing need within the next five years, or as soon as practical thereafter?

Qu. 13 The Council's current policy is to require developers to provide affordable housing on sites of 15 dwellings or more. Do you agree with this threshold or should lower thresholds apply to smaller villages? If so, what site-size threshold should be used and what size of settlement should it apply to?

Qu. 14 Should small 'exceptions' sites exclusively for local needs housing be identified in smaller settlements?

ii) Lifetime Homes

In order to implement the Council's strategy for Lifetime Homes the Core Strategy will need to provide a general policy which seeks the requirement from new developments. The detailed mechanisms for achieving the provision would then be added into the Developer Contributions SPD, in a similar manner to the requirement for affordable homes.

Qu. 15 Do you agree that a proportionate provision of Lifetime Homes within new developments should be sought?

Qu. 16 Is a target percentage of 25% about right? If not, what percentage do you consider appropriate

3. JOBS AND BUSINESS

The Draft Regional Spatial Strategy (Draft RSS) aims to diversify the urban and rural economies and help deliver a better performing and more competitive economy. Sub-regional policies for the Leeds City Region are intended to spread the benefits of the Leeds economy, particularly to Principal Service Centres in the sub-region such as Selby. Draft RSS aims to diversify the urban and rural economies and help deliver a better performing and more competitive economy. Sub-regional policies for the Leeds City Region are intended to spread the benefits of the Leeds economy, particularly to Principal Service Centres in the sub-region such as Selby.

Outside Selby and the other two market towns, diversification of the rural economy through broadening agricultural enterprises and/or re-using redundant agricultural buildings has been a feature of the District's economy in recent years. The Selby District Local Plan Policy EMP8 accepts such changes as long as they do not significantly alter the character of the buildings or the local area. There is an issue, however, as to how much new commercial activity is sought by the smaller rural settlements or whether it is more appropriately located in and adjacent to the larger settlements. For example, how should relatively large, isolated redundant areas of commercial/industrial land be managed in the future.

A further issue associated with planning for future employment is how far should employment land be protected for exclusively industrial uses and to what degree a mix of uses may be appropriate in certain areas, perhaps including office/residential and residential.

- Qu. 17** What proposals could be included in the Core Strategy to assist the District in capitalising on employment growth associated with the increase in knowledge based and other service employment sectors which are currently centred on Leeds and York?
- Qu. 18** Are there any other policies or proposals which might be helpful to the economy of the District in the future?
- Qu. 19** Do rural communities want higher levels of commercial activity? Should the size of buildings be limited? How should large, isolated redundant commercial/industrial areas be treated in planning terms?
- Qu. 20** Do you consider that the Council should adopt a flexible approach to employment land or should specific sites be designated and safeguarded for specific uses?

4. ENVIRONMENT

It is intended that the Core Strategy will continue to contain policies which promote protection of the environment as discussed in section a) below. More recently the impact of climate change and the related issues of flood risk management and energy efficiency and renewable energy have become of critical importance. As these are relatively new policy areas, it is proposed to concentrate on these issues within this report in order to obtain as wider cross-section of views on them as possible

a) Protection and Enhancement of the Built and Natural Environment

National and regional planning policies place strong emphasis on safeguarding wildlife habitats, landscapes and the historic environment.

Biodiversity, landscape and built heritage considerations feature strongly in the current Selby District Local Plan and a number specific policies are 'saved' for three years under the Government's transitional arrangements for replacing old style plans with Local Development Frameworks. These policies will be reviewed and updated as part of a new development plan document for detailed development control policies to be prepared in the future. However, consideration could be given to including a strategic policy in the Core strategy to ensure that all proposals for development respect their surroundings and refer to local significance.

Qu. 21 Should the Core Strategy contain a general environmental protection policy setting out a strategic approach to protection and enhancement of both the built and natural environment?

Qu. 22 If so, should reference be made in the policy to local distinctiveness?

b) Climate Change

There are two aspects to climate change; firstly reducing its cause through reducing CO₂ emissions and secondly planning for potential resulting impacts. Actions which can be influenced by the Core Strategy to reduce emissions are encouraging renewable energy, minimising the need to travel and encouraging efficient use of energy in the built environment. In terms of planning for the anticipated effects of climate change, the heightened impact of flood risk is an important consideration.

i) Reducing Greenhouse Gases - Minimising the need to travel, particularly by private car

Draft RSS suggests that the greatest impact spatial plans can have is through reducing the need to travel, particularly by private car. The RSS indicates that increased urban densities coupled with improvements to public transport are important factors in achieving this objective. The small size of Selby District settlements give these factors less impact within the District, but there is a clear inter-relationship with the issue of commuting identified in Issue 1 - The Role of Selby District above.

ii) Reducing Greenhouse Gases – Encouraging Energy Efficiency

The Council considers that the Core Strategy should contain policies which ensure energy efficiency forms an integral part of design briefs and guides. Planning considerations include site layout, building design, use of materials, use of water and energy supply.

Qu. 23 Apart from the above considerations, (and excepting renewable energy which is considered next), are there any other areas where Core Strategy policies could contribute to reducing greenhouse gas emissions?

Qu. 24 Apart from flood risk management, are there any other areas where new planning policies are required to accommodate the impacts of climate change on the District?

c) Encouraging Renewable Energy Generation

Draft RSS indicates that wind power and biomass may be the main providers of renewable energy in the short term. Accommodating proposals of these types will raise issues of scale, impact and location and the Core Strategy will need to contain policies which outline the general circumstances and locations in which renewable energy proposals will be accepted.

Opportunities for small scale renewable energy projects often arise as part of new development and the Core Strategy could set down criteria governing the circumstances in which on-site renewable energy equipment would be sought.

Qu. 25 Should the Core Strategy contain a strategic policy on Renewable Energy and should this contain a target for production?

Qu. 26 Are specific policies required about certain types of development such as windpower?

Qu. 27 Should there be a new policy requiring a percentage of the energy to be used in large new residential, commercial or industrial developments to come from on-site renewable sources?

d) Flood Risk Management

Selby District is generally low lying and is crossed by four main rivers. A significant area has the potential to flood at certain times and approximately half the District falls within the Environment Agency's High Risk Flood Zone 3. The Draft RSS proposes that a majority of new development should be located within the Selby town area, much of which carries a degree of flood risk, despite recently reinforced flood defences. A key question therefore is what should be the acceptable level of flood risk. For example, should otherwise sustainable development sites in urban areas such as Selby, often utilising previously developed land, be sterilised even though their risk level is no higher than surrounding areas.

Qu. 28 Do you consider that development should be directed to areas with the lowest probability of flooding regardless of other sustainability criteria or:

Qu. 29 Should significant importance be attached to regeneration and sustainability objectives when developing the spatial strategy for future growth, provided robust mitigation measures are incorporated in the design and layout of new development to minimise the risk?

e) Development in the Countryside

Selby District is largely rural in character with numerous villages and smaller settlements. Current policy at all levels tends to discourage development which would impact upon the openness and character of the countryside, protecting it for its own sake, although there is a recognition that a degree of small scale development, particularly for local jobs and services, and local needs housing may contribute to the vitality of rural communities. There may also be instances where larger developments of various types, e.g. tourist developments and renewable energy projects, may, on balance, particularly in non-Green Belt areas, be viewed as beneficial for the local economy or provide valuable local facilities. There is therefore an issue as to how far it is possible to provide a strategic policy in the Core Strategy which is sufficiently robust to cover all types of these situations, or whether individual proposals should be judged on their merits.

Qu. 30 Should the Core Strategy adopt a very restrictive approach to development in the countryside or should there be scope for small scale local needs housing and local employment/service opportunities?

Qu. 31 Should the Core strategy contain a strategic policy on major development in the countryside?

f) Green Belt

Draft RSS indicates that the general extent of the Green Belt should remain as at present. (Policy YH9). The policy acknowledges that more localised reviews may be necessary through Development Plan reviews, but only if justified by exceptional local circumstances. The Green Belt in Selby District is longstanding and its boundaries were reviewed in the Selby District Local Plan. It is therefore considered that it is not necessary to review Green Belt boundaries in the period covered by the Core Strategy unless exceptional local circumstances arise. A policy to this effect could be included in the Core Strategy.

Qu. 32 Do you agree there is no requirement to review Green Belt boundaries?

5. TRAVEL AND ACCESSIBILITY

The amount of travel is directly related to the distribution of varying land uses and the interaction between them. The role of transport policies in the Core Strategy is to encourage sustainable development by minimising the resulting need to travel, particularly by car by;

- Ensuring new development is well located in relation to existing and future transport networks and
- Improving accessibility for all sections of the community, especially by public transport, walking and cycling.

In addition to the above policy approach, car parking forms an integral part of any transport strategy. In town centres Draft RSS Policy T2 advocates a change in the balance between long and short stay parking. With long stay parking strictly limited.

Two areas where parking issues are most critical are within the town centres and parking in relation to rail services.

Qu. 33 Do you agree with the general approach to parking being proposed for town centres in draft RSS Policy T2, as summarised above?

Qu. 34 Would you like to see any short term changes to parking arrangements within the centres of Selby, Tadcaster and Sherburn.

Qu. 35 Do you have any views on the park and ride facilities required at rail stations within the District to encourage greater use of rail services?

THE DISTRIBUTION OF NEW DEVELOPMENT

Core Strategy Options

The Core Strategy will set out the long term spatial vision for the District, its objectives and strategy, and provides a framework for delivering development in the District up to 2021. A major element of the Strategy is how new development, particularly residential, be distributed throughout the District.

The Draft Regional Spatial Strategy requires Selby District to accommodate approximately 400 new dwellings between 2004 and 2016. However it should be noted that there are currently existing planning permissions for almost 2000 dwellings across the District that will govern the distribution of new development in the next three to four years. In addition there is potential for previously developed sites to be brought forward e.g. Olympia Park, Barlby, which often have problems associated with infrastructure and flooding to be overcome before being fully confirmed as viable options. A plan, monitor and manage approach is therefore seen as essential as it is difficult to plan as far ahead as 2021 with any certainty.

The Draft Regional Spatial Strategy Policy -

Location of Development

The Draft Regional Spatial Strategy's general policy for the location of development (Policy YH8) concentrates the majority of new development and redevelopment on the Regional and Sub-Regional Centres, whilst allowing sufficient development at Principal Service Centres, such as Selby to enable them to fulfil their service centre role. Finally it allows limited development to take place in Local Service Centres (Tadcaster and Sherburn-in-Elmet in Selby District) with a focus on meeting local needs for affordable housing and economic diversification.

The Draft RSS requests that local planning authorities adopt a transport orientated approach to ensure that development:

- i) Makes the best use of existing transport infrastructure and capacity*
- ii) Is focused along existing or planned public transport corridors*
- iii) Maximises accessibility by public transport, walking and cycling*
- iv) Maximises the use of rail and water for uses generating large freight movements*

The Strategy also recommends a sequential approach for allocating development sites which promotes the re-use of previously developed land ahead of other infill sites and urban extensions in that order.

Scenarios

In order to aid debate on the issue four scenarios have been identified, ranging from highly concentrated development in and around Selby to a dispersed strategy. It is considered that these scenarios could cater for the levels of development currently being proposed by the RSS, but, as indicated above, the implementation of the eventual preferred strategy will be the subject of continuous monitoring which could lead to appropriate strategy amendments, at appropriate stages, well before 2021.

1. Growth Concentrated in Selby Town and Adjoining Parishes

This option would concentrate housing and employment growth in Selby and its immediate hinterland which contains a number of interdependent communities that have benefited from the construction of the Selby By-pass*. In particular land in Barlby parish opposite Selby Town, and which is contained by the River Ouse and the new bypass, offers considerable potential for regeneration and redevelopment utilising previously developed land, provided constraints such as flood risk can be overcome.

The remainder of development would be limited to the service centres of Tadcaster and Sherburn-in-Elmet/South Milford**. Growth in Tadcaster and Sherburn/South Milford would be limited to sites within the current built up areas and extensions to or large green field infilling of the currently developed area would not be considered.

Development in all other settlements would be strictly limited.

* *Selby Town, Barlby, Barlby Bridge, Osgodby, Brayton and Thorpe Willoughby.*

** *For planning purposes it is also considered appropriate to link Sherburn and South Milford because of the proximity of the settlements within the by-pass and the sharing of facilities including two railway stations.*

2. Principal and Local Service Centres Strategy

Retains the highest proportion of growth in the Selby area but with a larger proportion distributed between the Local Service Centres of Tadcaster, Sherburn-in-Elmet/South Milford where employment opportunities exist and can be expanded. Development in other settlements would be strictly limited.

3. Service Centres and Largest Villages Strategy

Development in the three service centres plus larger villages. This scenario would give a more even distribution of new development throughout these settlements, although there would still be regard to relative size, with the larger settlements accommodating proportionately more. In defining the larger villages only those having a higher level of sustainability would be included. The list would be considerably shorter than the list of villages currently included in the Selby District Local Plan under Policy.H6 – villages

where development in accordance with the general policy for release (H2A) is currently permitted.

4. *Dispersed Growth Strategy*

This strategy would aim to distribute new growth, based on evidence of need, as widely as possible throughout the District's settlements (although proportionately to size).

Bearing in mind sustainability issues there would still be limitations on the number of villages where development would be acceptable but significantly more development would be allocated to villages than in Option 3. The list of villages would be more in line with the current list of villages in Policy H6 of the Selby District Local Plan, where development in accordance with the general principles of land release (Policy H2A) is currently accepted. This strategy is the least compliant with the Draft Regional Spatial Strategy.

New Settlement

A fifth option of promoting a new settlement (for example as identified in the Renaissance Towns Study at Gasscoigne Wood) has been considered and rejected at this stage. This is because the Council takes the view that such a proposal would not be in conformity with the latest Draft Regional Spatial Strategy and it is not a deliverable option within the a short to medium term timescale. This decision does not preclude consideration of a new settlement in any subsequent review or role forward of the Regional Spatial Strategy and the Local Development Framework, should monitoring demonstrate that housing supply is failing to meet requirements.

Future consideration of a new settlement would need to take account of:

- *its potential role within the sub-region,*
- *potential alternative sites;*
- *impact on existing settlements*
- *viability and practicality of implementation e.g. access arrangements, provision of services etc.*

Choice of Options

It should be noted that these scenarios are designed only to aid discussion. Each will have its 'pros' and 'cons' and any preferred strategy is most likely to represent a balance containing elements of more than one scenario. The preferred option will be created following this consultation and consultees may, if they so wish, put forward their own preferred blend of the above options.

Qu. 36a Do you have a preference for any of the options 1-4?

Qu. 36b Would you prefer a combination of elements from more than one option? If so please outline.

Qu. 36c Are there any other options? If so please outline.