

Topic Area	Question	Answer
Affordable Housing	How many of the proposed dwellings will be council owned? How many will be affordable?	A minimum of 20% of dwellings will be affordable on sites of 11 or more, and developments of between 6 and 10 dwellings in areas designated as rural areas under Section 157(1) of the Housing Act 1985 (these being all parishes except Selby, Tadcaster, Sherburn in Elmet, Barlby and Brayton). Affordable housing sites must provide at least 10% home ownership, including First Homes (unless the development is one of the types listed as an exception under para 64 of the NPPF) and a mix of social rented/affordable rent/intermediate rent.
Arable Land	As the UK has left the EU we will need to produce more food for our own use. If we use arable land aren't we shooting ourselves in the foot?	Selby District is a predominantly rural area so it is inevitable that when finding land for 8,040 homes that some arable land will be lost. We have tried to prioritise brownfield land wherever it is sustainable and deliverable. The impact on the best and most versatile arable land has been considered in the site assessment methodology and development has been steered towards the lower grade farmland wherever possible.
Arable Land	Why is crop growing arable land being considered for housing development?	Selby District is a predominantly rural area so it is inevitable that when finding land for 8,040 homes that some arable land will be lost. We have tried to prioritise brownfield land wherever it is sustainable and deliverable. The impact on the best and most versatile arable land has been considered in the site assessment methodology and development has been steered towards the lower grade farmland wherever possible.
Biodiversity	The Selby Local Plan contains lots of pretty words talking about the importance of nature and nature conservation. Are these just paying lip service? It seems the council are happy to ignore their own words and devastate the countryside when it suits.	Preferred approach NE4 (pages 150 -155) protects internationally, nationally and locally important sites for nature conservation. The LP sets out that we're undertaking a review of all our local sites over 3 years. In addition, all development proposals (other than householder applications) will need to provide a 10% net gain in biodiversity for ecological networks as set out in Preferred Approach NE5 on pages 152-155. This will ensure that the District's wildlife will be protected and enhanced.

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Biodiversity	What about some tree planting	<p>Policy SG10 " Mitigating and Adapting to Climate Change" sets out that we will "Support significant new tree planting, new hedgerows and the creation of wetlands." this is available on pages 55-57 of the Preferred Options document at the link. Also through Policy NE6 "Trees, Woodland and Hedgerows" on page 156-158 of the Preferred Options document at https://www.selby.gov.uk/localplan</p> <p>The Plan here also sets out that the Council is a signatory to the White Rose Forest Partnership and intends to develop targets and an action plan for tree planting across the District.</p>
Bolton Percy	Interesting Bolton Percy doesn't have 300 homes in plan	<p>Preferred Approach SG2: Spatial Approach sets out that Bolton Percy is a Smaller Village. More information about how settlements have been assessed and defined in the preferred approach is set out in the 'Settlement Hierarchy' paper which can be found at https://www.selby.gov.uk/settlement-hierarchy-paper-january-2021</p> <p>Development in Smaller Villages will be assessed against a criteria based approach for up to 5 dwellings as set out in Preferred Approach HG2: Windfall Developments on page 111 of the Local Plan which can be viewed at : https://www.selby.gov.uk/localplan</p>
Brownfield Development	How will the council support delivery of housing on Brownfield sites? how will the council ensure that the BF sites will not be undermined at EiP due to viability reasons?	<p>Selby is predominantly a rural district so it does not have an abundance of brownfield land. Those brownfield sites that we do consider to be sustainable and deliverable are promoted for development in the plan. Sites which are proposed for development on brownfield sites will have their viability considered at an early stage, with input from the landowners. Planning obligations may be negotiated on Brownfield sites, to account for the extra costs that a developer may incur due to decontamination etc, to ensure the viability of these brownfield sites.</p>
Brownfield Development	Why is green field land being considered when brownfield is available in large quantities ?	<p>Selby is predominantly a rural district so it does not have an abundance of brownfield land. Those brownfield sites that we do consider to be sustainable and deliverable are promoted for development in the plan.</p>

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Cawood	How will the bridge in Cawood cope with additional traffic from Sherburn and possible Church Fenton airbase new settlement?	This issue will be considered in more detail in the highways capacity assessment which will be carried out in 2021 and which will inform the Publication version of the Plan. Further information about the highways assessment work undertaken so far can be found at: https://www.selby.gov.uk/highways-assessment
Cawood and Wistow	Cawood and Wistow not mentioned? Why?	Cawood and Wistow are in Tier 2 villages, as identified in preferred approach SG2 of the Local Plan (see pages 41-43). Further information on how the settlement hierarchy has been defined can be found at https://www.selby.gov.uk/settlement-hierarchy-paper-january-2021 Due to the level of flood risk in Cawood and Wistow there have been no preferred allocations proposed in these settlements.
Cliffe	More houses are allocated at Cliffe than at Hemingbrough but Hemingbrough is a higher tier settlement. Please explain the reasoning.	In some circumstances there may be more suitable and deliverable land in tier 2 villages than in tier 1 villages. Particular issues in Hemingbrough are that sites north of the village are separated from the main part of the village by the A63 meaning there are safety issue for pedestrians needing to access services.
Consultation Approach	Communication needs to simple and clear for all to understand. covering how the areas will be supported	Thank you for comment. Although long, the Local Plan document sets out clearly what is inherently a complex planning process. The document and further information about how to submit your comments can be found at https://www.selby.gov.uk/localplan .
Consultation Approach	The current communications are not very inclusive. There are many people who don't know about the local plan and those who receive the comms don't understand it. Can the next session next week be recorded and uploaded to YouTube for all to play back and share	We are not recording the event but will be publishing a summary of all questions and answers on our website next week following next week's meeting. The leaflet was distributed to households in the Selby District to reach those without access to the internet and social media. We have also published information in traditional press and asked parish councils to display a poster we have sent to them on their local notice boards. We are urging those without access to the internet to call the Planning Policy Team on 01757 292134 for how we can assist them in being involved by accessing the documents and providing comments.

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Consultation Approach	Along with written feedback to these proposals are we able to send photographs?	If you wish to include photographs you can email your comments, including photographs, to the Planning Policy Team at localplan@selby.gov.uk . Please include reference to the specific part of the Local Plan to which your comments refer.
Consultation Approach	Please can you advise when the council leaflet will be sent to residents of Stillingfleet?	We appointed a company to distribute leaflets to 41,999 households in the District. This work has been completed and, on our request, they have undertaken checks on specific areas, however they cannot guarantee 100% delivery. The leaflet drop to inform residents about the Local Plan is part of a much wider consultation engagement strategy for the Preferred Options which includes contacting everyone who is on our Local Plan consultation database (people who've previously registered an interest or made comments on the Local Plan), publishing all the information about our consultation on Selby District Council's website, providing twice-weekly posts on our Twitter and Facebook feeds, provided press releases to local newspapers and radio stations, published a public notice on 28 January 2021 in both the Selby Times and Wetherby News and each Parish Council has been written to and provided with a copy of a poster – we have requested that the Parish Councils display the poster on a public noticeboard within the parish.

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Consultation Approach	The leaflet still hasn't been received by residents of Eggborough.	We appointed a company to distribute leaflets to 41,999 households in the District. This work has been completed and, on our request, they have undertaken checks on specific areas, however they cannot guarantee 100% delivery. The leaflet drop to inform residents about the Local Plan is part of a much wider consultation engagement strategy for the Preferred Options which includes contacting everyone who is on our Local Plan consultation database (people who've previously registered an interest or made comments on the Local Plan), publishing all the information about our consultation on Selby District Council's website, providing twice-weekly posts on our Twitter and Facebook feeds, provided press releases to local newspapers and radio stations, published a public notice on 28 January 2021 in both the Selby Times and Wetherby News and each Parish Council has been written to and provided with a copy of a poster – we have requested that the Parish Councils display the poster on a public noticeboard within the parish.
Consultation Approach	The responses tonight do not encourage me to stay in this district as you seem to want to run roughshod over residents	Thank you for comment. Please submit your comments to us. Further information about how to do this can be found at: https://www.selby.gov.uk/localplan

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Consultation Approach	There are people who do not have access to the internet and have not received the leaflet. How is this inclusive?	<p>We understand that during the current pandemic presenting the information on-line may appear to exclude those without access to the internet. We are urging those without internet access to contact us on the dedicated phone line 01757 292134 where a Planning Officer can provide advice for how we can help people to access the information and provide comments.</p> <p>The leaflet drop to each household in the District was one of the methods employed to inform residents without internet access about the availability of the document and to become involved in the consultation. However, the leaflets were only one part of a much wider consultation engagement strategy for the Preferred Options which includes contacting everyone who is on our Local Plan consultation database (people who've previously registered an interest or made comments on the Local Plan), publishing all the information about our consultation on Selby District Council's website, providing twice-weekly posts on our Twitter and Facebook feeds, provided press releases to local newspapers and radio stations, published a public notice on 28 January 2021 in both the Selby Times and Wetherby News and each Parish Council has been written to and provided with a copy of a poster – we have requested that the Parish Councils display the poster on a public noticeboard within the parish.</p>
Design of Development	How will you protect the character of the villages - many have been overdeveloped already. Creating multi-estate commuting dormitories detracts from the very reason people enjoy and seek to live in our villages	<p>Through the preferred Approach SG9 - 'Design of New Development' the preferred approach is that all new development should be of high quality design which responds positively to the special character and local distinctiveness of the area.</p> <p>The preferred approach sets out the criteria for how this will be achieved. For more information see pages 53-54 of the Preferred Options document at https://www.selby.gov.uk/localplan</p>

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Development of Preferred Sites	In the councils opinion - what is the soonest building would start in all the proposed areas? Many of us would want to move before the sites became building sites - how much time might we have?	The New Local Plan (and the allocations within it) is programmed to be adopted in May of 2023. The development is planned to take place over the plan period to 2040. Our latest evidence shows us that sites take between two, to two and a half years to start on site (with larger sites such as new settlements taking longer for the sheer amount of new infrastructure to be provided). So on these timescales this could occur in 2025-26, although this will vary depending on the circumstances per site, some may take longer. Another factor is that the New Local Plan gains more weight in planning decisions after each stage in its preparation, for example as the plan reaches its Submission stage, programmed for mid 2022, developers of sites chosen for allocation may want to submit their applications a year early and try and gain a permission before the plan is fully adopted, this may lead to some sites being developed in 2024-25.
Development of Preferred Sites	Will we be notified when specific planning applications are received to give us the opportunity to object.	The Council is currently notifying communities of planning applications received in line with the Council's latest Statement of Community Involvement (2020). This latest Statement of Community Involvement document is in line with the latest Government advice. The Statement of Community Involvement is available here: https://www.selby.gov.uk/statement-community-involvement-sci
Development of Preferred Sites	Is there not a MORAL requirement to notify community members of planning applications?	The Council is currently notifying communities of planning applications received in line with the Council's latest Statement of Community Involvement (2020). This latest Statement of Community Involvement document is in line with the latest Government advice. The Statement of Community Involvement is available here: https://www.selby.gov.uk/statement-community-involvement-sci

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Devolution	Will devolution have an impact on these plans?	Devolution in the context of England, is the devolvement of powers from central government to locally elected mayors such has already happened in London and Manchester. There are similar proposals in North Yorkshire. The Government has asked local authorities to consider how this might work through reorganising the current system of district councils and county council in North Yorkshire. Regardless of the governing arrangements which may be in place in the future, it remains the case that the Local Plan, as part of the adopted Development Plan is a statutory document that Local Planning Authorities must prepare. It is important that an up-to-date Local Plan is in place as new Neighbourhood Development Plan documents need to be in conformity with the adopted Development Plan. As such the council continues to prepare the Local Plan in line with the timetable in the current Local Development Scheme.
Eggborough	How many dwellings are in Eggborough at the moment? Since it has just been expanded by 300+ dwellings in the last 2-3 years already. At this rate the existing village will be completely swallowed by the new development?	There were 1476 residential properties in Eggborough and Whitley as of 01/04/2020. Further information on the number of residential properties and services can be found in our settlement hierarchy paper. This can be accessed at: https://www.selby.gov.uk/settlement-hierarchy-paper-january-2021
Eggborough	What consideration has been given to a doubling of the size of Eggborough by adding 1350 dwellings	The explanation for selecting the preferred site EGGB-Y is set out on pages 211-212 of the Preferred Options Local Plan. Site specific information relating to EGGB-Y can be identified in our site assessment profiles which can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments . The Spatial Strategy Paper provides further details on how the spatial approach proposed in the Preferred Options Local Plan has been developed. This can be found at: https://www.selby.gov.uk/spatial-strategy-paper-january-2021

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Eggborough	Do you have evidence of the actual employment levels at Eggborough. Most of the existing employment appears to be storage types of businesses. Interested in your response to an earlier questioner who suggested development at Eggborough would lead to long distance commuting to Leeds etc.	The Housing and Economic Needs Assessment assesses future development needs for housing growth and employment land across Selby District. This study can be seen here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020
Eggborough	Do you plan to make Eggborough a Service Centre as Sherburn and Tadcaster as it will soon no longer be a village?	The settlement hierarchy has been formed based on the dwellings, residents and services present in a settlement at the base date of the plan (01/04/2020) future local plans will follow the same process. More information about how settlements are assessed and defined in the preferred approach is set out in the 'Settlement Hierarchy' paper which can be found at https://www.selby.gov.uk/settlement-hierarchy-paper-january-2021
Eggborough	Egg power station will have about 35 jobs available and Kellington colliery is a significantly far away from any development	The Housing and Economic Needs Assessment assesses future development needs for housing growth and employment land across Selby District. This study can be seen here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020
Eggborough	How can you justify the 12% allocation of home building for the district in one location which has already had an increase of over 50% of its original number of dwellings. Sustainability, being one of your major principals, does not follow here as there is minimal local employment and the prospects are slim going forward thus forcing anyone who were to purchase a property in this area to travel using their car etc to York, Doncaster and Leeds.	Eggborough had 1305 dwellings at 01/04/2020, 202 have been built over the last 5 years. This is a 13% increase. The explanation for selecting the preferred site EGGB-Y is set out on pages 211-212 of the Preferred Options Local Plan. Site specific information relating to EGGB-Y can be identified in our site assessment profiles which can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments . The site benefits from its proximity to both the rail and road network, including the M62 motorway and A19 and will also benefit from the proposed new Knottingley Link Road (identified in the Wakefield Publication Local Plan) which will bypass the town of Knottingley, providing a link to the Kellingley Colliery site and beyond. Whitley Bridge railway station lies immediately to the south of the site and opportunities exist to create a new station gateway on the site which is accessible by car, foot

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		and cycle. The allocation of a large area for development presents opportunities for place making, such as the provision of new community facilities including the provision of a new primary school. It is envisaged that these new facilities will support and enhance existing village facilities.
Eggborough	How does your policy on keeping settlements apart tie in with the expansion of Eggborough towards Kellington keep the villages apart?	The proposal at Eggborough goes hand-in hand with the new proposed Strategic Countryside Gap designation proposed between Eggborough and Kellington. Policy SG6 sets out the Local Plan preferred approach to Strategic Countryside Gaps and can be found on page 49 of the Preferred Options document at https://www.selby.gov.uk/localplan Further information about Strategic Countryside Gaps can be found in the Update 2021 paper at: https://www.selby.gov.uk/strategic-countryside-gap-study
Eggborough	If Sherburn has a reduced amount of development due to its expansion over the last 5 years how come this doesn't apply to Eggborough VILLAGE which has increased by 50%	Previous numbers of houses permitted and built were not the only consideration when allocating development to the different settlements, constraints such as green belt land, which surrounds Sherburn in Elmet, were also considered.
Eggborough	Is it not possible to have buffer between Eggborough and the huge amount of new proposed housing The new houses will swamp the village. Why not leave the existing village as it is and create a new village further across so not impacting on the existing village	This could be a possibility for the site promoters to consider. The policies for development on this preferred allocation include that development must provide an interlinked system of amenity space, footpaths and cycle paths, which maximise links to Whitley Bridge Railway Station and existing bus stops on Kellington Lane. The explanation for selecting the preferred site EGGB-Y and the key site requirements are set out on pages 211-212 of the Preferred Options Local Plan. We welcome suggested amendments so please submit your comments to the consultation. Further information about how to do this can be found at: https://www.selby.gov.uk/localplan

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Eggborough	It was acknowledged that a buffer zone would be considered for Kellington Lane, Eggborough. How feasible do you think that comment was bearing in mind a builder would own the land and would not wish to leave it without the profit of building on it. No builder would be happy to leave a buffer zone to stop a village becoming a town. Profit is their only concern!	This could be a possibility for the site promoters to consider. One of the key purposes of the Local Plan policies is to set out to the landowner and developer what the site requirements are for each allocation. For example, on this preferred allocation it includes that development must provide an interlinked system of amenity space, footpaths and cycle paths, which maximise links to Whitley Bridge Railway Station and existing bus stops on Kellington Lane. These requirements are those which are deemed necessary to make the development acceptable in planning terms. It will influence the site value and will be considered by the developer in designing their scheme.
Eggborough	Please ask the current residents of Eggborough regarding run off water and sewage especially the new estate that you passed 3 years ago	<p>A key part of this consultation is to obtain views from residents who have local detailed knowledge and experience. We welcome comments on the Preferred Options Local Plan Document. Further information on how to submit your comments can be found at: https://www.selby.gov.uk/localplan</p> <p>The Local Plan considers flood risk and drainage infrastructure. As part of the Preferred Approach SG11 it states, "development will only be supported where it can be demonstrated that: 1. The proposal does not increase the risk of flooding off-site". There is also the requirement to incorporate drainage systems in accordance with the latest guidance. This is set out on page 58-62 and outlines how the plan will manage Flood Risk in the District.</p> <p>We have also undertaken a Level 1 Strategic Flood Risk Assessment (SFRA) for all sites included within the Preferred Options Local Plan. For sites requiring an Exception Test they have also had a Level 2 Strategic Flood Risk Assessment undertaken. For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment</p>
Eggborough	So, Eggborough will be the new Staynor Hall	Thank you for comment. Please submit your comments on the Preferred Options Local Plan Document - further information about how to do this can be found at: https://www.selby.gov.uk/localplan

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Eggborough	Taking into consideration your housing figures, where does Eggborough sit in terms of % increase in dwellings over the last 5 years compared with all the other villages in the district?	Eggborough had 1305 dwellings at 01/04/2020; 202 have been built over the last 5 years. This is a 13% increase. In terms of comparison of other tier 1 villages, Thorpe Willoughby had an 19% increase in the same time frame, Brayton had a 17% increase, Barlby & Osgodby had a 13% increase and Riccall had a 4% increase.
Eggborough	The Council leaflet states "balanced against the need to protect and improve the attractive rural nature of the district" so how come there is a proposal to build 1350 houses on arable farmland in Eggborough	<p>The explanation for selecting the preferred site EGGB-Y is set out on pages 211-212 of the Preferred Options Local Plan. Site specific information relating to EGGB-Y can be identified in our site assessment profiles which can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments</p> <p>The site benefits from its proximity to both the rail and road network, including the M62 motorway and A19 and will also benefit from the proposed new Knottingley Link Road (identified in the Wakefield Publication Local Plan) which will bypass the town of Knottingley, providing a link to the Kellingley Colliery site and beyond. Whitley Bridge railway station lies immediately to the south of the site and opportunities exist to create a new station gateway on the site which is accessible by car, foot and cycle. The allocation of a large area for development presents opportunities for place making, such as the provision of new community facilities including the provision of a new primary school. It is envisaged that these new facilities will support and enhance existing village facilities.</p>

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Eggborough	The Eggborough land (1350) has always produced food	<p>Selby District is a predominantly rural area so it is inevitable that when finding land for 8,040 homes that some arable land will be lost. We have tried to prioritise brownfield land wherever it is sustainable and deliverable.</p> <p>The impact on the best and most versatile arable land has been considered in the site assessment methodology and development has been steered towards the lower grade farmland wherever possible. Further information on the Site Assessment Methodology can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments</p> <p>This site (EGGB-Y) is Grade 2 (20%) Grade 3 (80%) agricultural land. This is defined by Natural England's Agricultural Land Classification as being Very Good and Good to Moderate.</p>
Eggborough	The proposed site at Eggborough flooded in the past few weeks. Where will this water go if the fields are built on?	<p>As part of the Preferred Approach SG11 it states "development will only be supported where it can be demonstrated that: 1. The proposal does not increase the risk of flooding off-site". This is set out on page 58-62 and outlines how the plan will manage Flood Risk in the District.</p> <p>For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment</p>
Eggborough	is Eggborough green belt? and is it flood zone?	<p>The Green Belt is located to the west of the site EGGB-Y and Flood Zone is to the North. The Green Belt and Flood Zone can be viewed on our interactive map which can be accessed at https://www.selby.gov.uk/localplan</p> <p>Site specific information relating to EGGB-Y can be identified in our site assessment profiles which highlights the 5.39% of EGGB-Y which is Flood Zone 2. Further information can be found here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments</p>
Eggborough	The site may have the space for the 1350 houses but the village and its infrastructure certainly doesn't!	<p>The Local Plan sets out that infrastructure must be provided to meet development proposals. See Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure in the Local Plan document at https://www.selby.gov.uk/localplan</p>

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		Preferred approach EGG-Y on pages 208-212 of the Plan sets out the site requirements -such as appropriate community and local shopping facilities, a primary school will also be provided on site. The development will also provide a new station gateway, accessible by car, foot and cycle, in the south east corner of the site adjacent to Whitley Bridge Railway Station. An Infrastructure Delivery Plan is also currently being prepared.
Eggborough	There appears to be excessive development in Eggborough, both current/passed and future. How does the development in Eggborough and post 2010 increase in size compare to other villages within Selby plan area? Also we have suffered from local flooding over the last few years, how will the water currently absorbed by agricultural land that will be lost to proposed development be dealt with to ensure future flooding is prevented? Eggborough train station is spoken about but in reality does not provide any services that connect commuters to centres of employment (towns & cities) at times suitable to allow people to get to and from work pre and post normal working hours. As a result vehicular traffic will increase along with pollution in the area. What will be done to protect the health and environment for villagers?	Eggborough had 1305 dwellings at 01/04/2020; 202 have been built over the last 5 years. This is a 13% increase. In terms of comparison of other tier 1 villages, Thorpe Willoughby had an 19% increase in the same time frame, Brayton had a 17% increase, Barlby & Osgodby had a 13% increase and Riccall had a 4% increase. As part of the Preferred Approach SG11 it states "development will only be supported where it can be demonstrated that: 1. The proposal does not increase the risk of flooding off-site". There is also the requirement to incorporate drainage systems in accordance with the latest guidance. This is set out on page 58-62 and outlines how the plan will manage Flood Risk in the District. We have also undertaken a Level 1 Strategic Flood Risk Assessment (SFRA) for all sites included within the Preferred Options Local Plan. For sites requiring an Exception Test they have also had a Level 2 Strategic Flood Risk Assessment undertaken. For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment
Eggborough	We have limited facilities in Eggborough already with one train per day to Leeds and limited buses, how can the village support additional houses and families	The site benefits from its proximity to both the rail and road network, including the M62 motorway and A19 and will also benefit from the proposed new Knottingley Link Road (identified in the Wakefield Publication Local Plan) which will bypass the town of Knottingley, providing a link to the Kellingley Colliery site and beyond. Whitley Bridge railway station lies immediately to the south of the site and opportunities exist to create a new station gateway on the site which is accessible by car, foot and cycle. The allocation of a large area for development presents

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		<p>opportunities for place making, such as the provision of new community facilities including the provision of a new primary school. It is envisaged that these new facilities will support and enhance existing village facilities. Infrastructure will be provided on site, including appropriate community and local shopping facilities, a primary school will also be provided on site. The development will also provide a new station gateway, accessible by car, foot and cycle, in the south east corner of the site adjacent to Whitley Bridge Railway Station.</p>
Eggborough	<p>What effects have been considered for flooding in Eggborough and also other villages down stream due to additional surface run off</p>	<p>As part of the Preferred Approach SG11 it states "development will only be supported where it can be demonstrated that: 1. The proposal does not increase the risk of flooding off-site". This is set out on page 58-62 and outlines how the plan will manage Flood Risk in the District. We have also undertaken a Level 1 Strategic Flood Risk Assessment (SFRA) for all sites included within the Preferred Options Local Plan. For sites requiring an Exception Test they have also had a Level 2 Strategic Flood Risk Assessment undertaken. For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment</p>
Eggborough	<p>What evidence do you have that those who will live in the new Eggborough development will work at the old Kellingley site and Eggborough power station?</p>	<p>The Local Plan sets out a long-term vision for the District. Providing new employment at these key employment sites at the former Eggborough power station and former Kellingley Colliery will give job opportunities for local residents. The Local Plan seeks to meet the housing and employment needs of the District. This is based on the various evidence documents that support the Local Plan including the Housing and Economic Needs Assessment which assesses future development needs for housing growth and employment land across Selby District. This study can be seen here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020</p>

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Eggborough	what is to be done regarding Kellington Lane in Eggborough? Traffic calming is already in place so how can it sustain cars from an extra 1300 houses?	The Local Plan sets out that infrastructure must be provided to meet development proposals. See Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure in the Local Plan document at https://www.selby.gov.uk/localplan An Infrastructure Delivery Plan is currently being prepared.
Eggborough	Why is a site north of Weeland Road in Eggborough listed as a rejected site when it has recently been granted permission for 34 dwellings?	The planning permissions shown are for the base date of the plan (1st April 2020) and are for permissions of 10 dwellings or more. These permissions will be updated for the publication version of the plan.
Eggborough	Why isn't Eggborough arable land considered "the most versatile"? What is the evidence?	The Eggborough site EGGB-Y is considered as Grade 2 (20%) Grade 3 (80%). This is defined by Natural England's Agricultural Land Classification as being Very Good and Good to Moderate. We have used Natural England's datasets to assess all sites submitted through the 'Call for Sites in the District.
Eggborough	will Eggborough station be upgraded as part of the proposal?	It is proposed that as part of the new development, a gateway to the station will be provided from the site at Kellington Lane. The potential for upgrading the station is something that could be explored with the site promoter and network rail.
Eggborough	With smaller villages why isn't that applied for Eggborough. It is a village and you want to make it a town. This will distinctly alter the character of the village.	Smaller villages were grouped in the settlement hierarchy because they have between 90 and 800 residents and between 40 and 330 properties Eggborough has 3300 residents and so was grouped in the tier 1 villages. Further information about the spatial approach and the settlement hierarchy can be found at https://www.selby.gov.uk/spatial-strategy-paper-january-2021 and https://www.selby.gov.uk/settlement-hierarchy-paper-january-2021
Eggborough	How has the valuation of the Eggborough land been assessed, is it the word of the present owner?	The viability of all the strategic scale developments such as the urban expansion of Eggborough will be determined in a viability assessment which will form part of the evidence base for the publication version of the plan. The viability will be determined by consultants who specialise in land valuations, they will calculate the viability based on information from the

Topic Area	Question	Answer
		land owner, the policy requirements for the site and their knowledge of the local market.
Employment Development	Is there a projected increase future jobs to go along with the number of houses planned. It seems to me there will be increased traffic on the major A roads to York/Leeds etc	The Housing and Economic Development Needs Assessment assesses future development needs for housing growth and employment land across Selby District. The study considered that the District has the potential to deliver around 10,500 full time equivalent jobs over the coming plan period based on the capacity at permitted or sites put forward for allocation. The report can be found at https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020
Employment Development	Employment employment has decreased following the closure of Eggborough Power Station and Kellingley colliery not increase as stated. You state new opportunities have been created but these are less than those lost. How can you propose new build based on local employment opportunities when in reality these have reduced?	The Local Plan sets out a long-term vision for the District. Providing new employment at key employment sites such as the former Eggborough power station and former Kellingley Colliery will give job opportunities for local residents. The Local Plan seeks to meet the housing and employment needs of the District. This is based on the various evidence documents that support the Local Plan including the Housing and Economic Needs Assessment which assesses future development needs for housing growth and employment land across Selby District. This study can be seen here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020
Flooding	Flooding has been a major issue in Ulleskelf and access in and out has become a major problem when it floods. This has increased since properties have been built at The Airbase already, adding additional houses in will only make this worse, what will be done to alleviate this	As part of the Preferred Approach SG11 it states "development will only be supported where it can be demonstrated that: 1. The proposal does not increase the risk of flooding off-site". This is set out on page 58-62 of the Plan and outlines how the plan will manage Flood Risk in the District. We have also undertaken a Level 1 Strategic Flood Risk Assessment (SFRA) for all sites included within the Preferred Options Local Plan. For sites requiring an Exception Test they have also had a Level 2 Strategic Flood Risk Assessment undertaken. This includes sites in Selby, Tadcaster and two of the new Settlement Proposals. For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment

Topic Area	Question	Answer
Flooding	By turning on the flood zones, this highlights that some of the sites are at risk, why are the proposals based upon land which is prone to flooding??	We have undertaken a Level 1 Strategic Flood Risk Assessment (SFRA) for all sites included within the Preferred Options Local Plan. As a result, some allocated sites fall within higher areas of flood risk in flood zone 2 and higher and as a result are assessed on a site-by-site basis in the Level 2 Strategic Flood Risk Assessment. This includes sites in Selby, Tadcaster and two of the new Settlement Proposals. For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment Preferred Approach SG11 on page 58 of the Local Plan outlines how the plan will manage Flood Risk in the District.
Flooding	Yorkshire Water only provide drainage for normal rainfall. We have seen in recent years that we frequently get 'abnormal' rainfall levels that creates the flooding we see frequently. What will be done to ensure that suitable consideration is made to ensure that adequate drainage is provided to avoid flooding with recent rainfall levels and who will be held accountable for any additional resultant future flooding that results from poor deployment of this plan?	As part of the Preferred Approach SG11 it states, "development will only be supported where it can be demonstrated that: 1. The proposal does not increase the risk of flooding off-site". There is also the requirement to incorporate drainage systems in accordance with the latest guidance. This is set out on page 58-62 of the Local Plan and outlines how the plan will manage Flood Risk in the District (the Local Plan can be found here: https://www.selby.gov.uk/localplan) We have also undertaken a Level 1 Strategic Flood Risk Assessment (SFRA) for all sites included within the Preferred Options Local Plan. For sites requiring an Exception Test they have also had a Level 2 Strategic Flood Risk Assessment undertaken. For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment
Green Belt	Green belt and strategic countryside gaps are policy choices not absolute constraints to development. Do you agree?	Yes. Selby District has designated Green Belt along the western boundary with West Yorkshire and northern boundary with York. Green Belt is designated through Local Plans and alterations to boundaries only taking place in exceptional circumstances. This Local Plan does not propose any alterations as development requirements can be accommodated outside areas of Green belt through the preferred spatial approach. Strategic Countryside Gaps are locally designated where it is considered important to maintain the character of individual settlements outside the

Topic Area	Question	Answer
		Green Belt by safeguarding the open gaps between settlements. This local Plan sets out the preferred approach at SG6 (pages 49-50) and further information about Strategic Countryside gaps can be found at: https://www.selby.gov.uk/strategic-countryside-gap-study
Green Belt	We should ABSOLUTELY NOT remove greenbelt land or develop green belt land .	The Local Plan is not proposing any green belt land to be as we are able to meet our development needs on land not designated as Green Belt.
Heritage	How will the LP protect heritage assets?	Preferred approaches SG12 and SG13 set out the Local Plan preferred approaches to the historic environment and heritage at risk and can be found on pages 63-66 of the Preferred Options document at the below link: https://www.selby.gov.uk/localplan
House Types	How will you ensure that builders actually build smaller homes rather than the usual 4 bedroom types?	Preferred approach HG3 'Creating the Right Type of Homes' (see page 113-115) of the Local Plan sets out that development will be supported where a range of house types and sizes, both market and affordable, is provided that reflects the identified housing needs and demands of local communities shown in the latest Housing and Economic Development Needs Assessment or successor documents.
Housing Numbers	The council has already granted planning permission for far more employment land than was envisaged in the Core Strategy and much more is in prospect so how can you say that there is only going to be a minimal uplift in housing provision to meet the resulting need - or is the council sticking to it's previous stance (in evidence to the Gascoigne Wood employment Inquiry) that workers would be bussed in from West Yorkshire? And how is that sustainable?	The Local Plan's housing requirements are based on evidence from the 2020 Housing and Economic Development Needs Assessment (2020). This study can be seen here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020 This evidence demonstrates that to meet the current standard methodology requirement figure (December 2020) the Local Plan will need to plan for at least 342 dwellings per annum but the anticipated employment growth in the District increases this to a minimum of 382 dwellings per annum. A further 5% buffer has been added to the minimum requirement to provide flexibility and an over-supply of sites to ensure that sufficient housing is delivered, even in the circumstances where some sites do not come forward for development.

Topic Area	Question	Answer
		<p>The objective of the plan with regard to the economy is to support the creation of well-paid high-quality jobs which align with the skills and aspirations of the local population; nurture existing businesses; encourage entrepreneurs and innovation; support strengthened digital infrastructure; positively respond to opportunities for growth and promote new emerging sectors which will build a strong and sustainable local economy, with a focus on clean growth and low carbon sectors.</p>
Housing Numbers	<p>You said the increase in housing was to reflect the existing requirements. Why then are you proposing additional employment opportunities?</p>	<p>The Local Plan's housing requirements are based on evidence from the 2020 Housing and Economic Development Needs Assessment (2020). This study can be seen here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020</p> <p>This evidence demonstrates that to meet the current standard methodology requirement figure (December 2020) the Local Plan will need to plan for at least 342 dwellings per annum but the anticipated employment growth in the District increases this to a minimum of 382 dwellings per annum. A further 5% buffer has been added to the minimum requirement to provide flexibility and an over-supply of sites to ensure that sufficient housing is delivered, even in the circumstances where some sites do not come forward for development.</p>
Housing Numbers	<p>2000 in Selby but only 447 in Tadcaster despite being a key town in the hierarchy?</p>	<p>Selby is higher in the settlement hierarchy (Principal Town) than Tadcaster (Local Service centre) due to the size of the town and the number of services. Therefore it receives more development than Tadcaster. The development in Tadcaster is focussed on a regeneration approach to development. There are also Green Belt restrictions to development for the western half of Tadcaster, which limits the scale of development. Further information about the spatial approach and the settlement hierarchy can be found at https://www.selby.gov.uk/spatial-strategy-paper-january-2021 and https://www.selby.gov.uk/settlement-hierarchy-paper-january-2021</p>

Topic Area	Question	Answer
Housing Numbers	is there scope to maybe increase the number of houses on sites to meet housing needs in the area?	The numbers of houses proposed on the sites follows the recommended densities in Part D of Preferred Approach HG3 (see pages 113 - 115) of the Local Plan. Some flexibility in the numbers may be justified if applicants can provide evidence that the design of the development and the residential amenity can benefit from having higher numbers of dwellings on site.
Housing Numbers	Please don't ruin our district for the housing needs of Leeds, Wakefield and Doncaster	Each Council is required by national planning Policy to provide for its own District housing requirement through the Local Plan. The Local Plan's housing requirements are based on evidence from the 2020 Housing and Economic Development Needs Assessment (2020). This study can be seen here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020 The evidenced needs are 8,040 new homes over the plan period (402 dwellings per year). Preferred approach SG2 (see pages 41-43 of the Local Plan document) provides further information.
Housing Numbers	The council's own assessments show that: Residential land is cheaper than Leeds or York Housing prices are cheaper than surrounding areas Average earnings are lower than Leeds or York Approximately 22% of residents out commute for work How will you ensure that you will not simply overdevelop a rural district for people who already have a house and job in surrounding districts?	Each Council is required by National Planning Policy to provide for its own District housing requirement. It is the aim of the emerging Local Plan to reduce out commuting by providing more employment opportunities within the district for residents. The council, in preferred approach HG4 (pages 116-118), is also committed to providing 'First Homes' as a percentage of it affordable homes, these are homes for local people, first time buyers key workers (nurses, teachers, policemen, community support workers) and service personnel will be prioritised for access to First Homes. Further information about the Housing and Economic Development Needs Assessment (2020) can be found in the report here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020
Housing Numbers	The south of the district is significantly less populated than the north - will you be taking this in consideration in your spatial planning?	Responses to the Issues and Options consultation pointed in favour of a mixed approach to the spatial planning of the District. This included the development of a new settlement, and a dispersed pattern of

Topic Area	Question	Answer
		<p>development in the district based on service capacity and physical constraints.</p> <p>Further information about the spatial approach can be found here: https://www.selby.gov.uk/spatial-strategy-paper-january-2021</p>
Housing Numbers	<p>When do villages reach their development limits? When do we say a limit has been reached?</p>	<p>Settlements have been assessed and defined in the settlement hierarchy reflecting their role, available services, and facilities for example. Further information about the settlement hierarchy can be found at: https://www.selby.gov.uk/settlement-hierarchy-paper-january-2021</p> <p>Preferred approach SG2 (pages 41-43 of the Local Plan document) sets out how new development proposals for each settlement will be assessed. This links to the preferred approach SG4 – ‘Development Limits’ (pages 45-46) which will be defined around some settlements and which are used as a planning tool to define where different types of development can occur.</p>
Housing Numbers	<p>If economic activity is down as a result of the pandemic, then surely the housing requirements should be reviewed on an area by area basis ?</p>	<p>The Local Plan's housing requirements are based on evidence from the 2020 Housing and Economic Development Needs Assessment (2020). This evidence demonstrates that to meet the current standard methodology requirement figure (December 2020) the Local Plan will need to plan for at least 342 dwellings per annum but the anticipated employment growth in the District increases this to a minimum of 382 dwellings per annum. A further 5% buffer as been added to the minimum requirement to provide flexibility and an over-supply of sites to ensure that sufficient housing is delivered, even in the circumstances where some sites do not come forward for development.</p>
Housing Numbers	<p>In terms of all the proposals in the plan, how many houses in total are there in comparison to what is actually required?</p>	<p>This is set out in Preferred Approach HG1, this sets out that the allocated dwellings will provide 6967, there are 1,398 dwellings on sites with implemented planning permissions, there are 895 dwellings on unimplemented residential planning permissions, and it is anticipated that approximately 500 dwellings will be delivered through windfall. This is an oversupply of 1,720 dwellings within the plan which will provide flexibility over the 20-year Plan period.</p>

Topic Area	Question	Answer
Housing Numbers	What is the rationale behind allowing 5 dwellings adjacent to Tier 2 villages without development limits but not allowing the same adjacent to Tier 1 villages with development limits when Tier 1 villages are supposed to be inherently more sustainable?	The rationale is set out in the explanation to Policy HG2 on Pages 111-112 of the Preferred Options document and SG2 (spatial approach pages 41-43) and SG4 (development limits pages 45-46).
Housing Numbers	What proportion of the housing is for existing population (as previously stated) and what proportion is to support new businesses?	<p>The Local Plan's housing requirements are based on evidence from the 2020 Housing and Economic Development Needs Assessment (2020) which can be found here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020</p> <p>This evidence demonstrates that to meet the current standard methodology requirement figure (December 2020) the Local Plan will need to plan for at least 342 dwellings per annum but the anticipated employment growth in the District increases this to a minimum of 382 dwellings per annum. A further 5% buffer as been added to the minimum requirement to provide flexibility and an over-supply of sites to ensure that sufficient housing is delivered, even in the circumstances where some sites do not come forward for development.</p> <p>Preferred approach SG2 (see pages 41-43 of the Local Plan document) provides further information.</p>
Housing Numbers	Why do we always need to go for growth instead of quality of life for the local residents. Growth always mean more people in the area. Surely we need to give the existing residents a better life than bringing new people in to the area and taking up valuable farm land with new houses. We don't have sufficient open spaces and facilities for the present population.	<p>The Government policy direction is growth. The Local Plan is being produced in line with the latest Government legislation and policy directions.</p> <p>The Plan must provide for a growing population. Further information on how the housing and employment needs are assessed can be found here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020</p> <p>The Local Plan seeks to balance growth with protecting and enhancing existing assets for example through preferred approach NE1 (green spaces) and NE2 green and blue infrastructure (see pages 139-146).</p>

Topic Area	Question	Answer
Housing Numbers	Will the requirements for housing be reconsidered at a national level as a result of the Coronavirus pandemic?	The Government regularly update national policy and guidance taking into account up-to-date evidence. The Local Plan is being produced in line with the latest Government legislation requirements and advice. If these requirements alter in the future, the Local Plan will be reviewed, and considerations made to amend the policy direction as necessary to meet legislation and advice.
Housing Types	What types of housing will be built? Will local young people be able to get on the property ladder?	Policy HG3 'Creating the Right Type of Homes' (pages 113-115) sets out that development will be supported where a range of house types and sizes, both market and affordable, is provided that reflects the identified housing needs and demands of local communities shown in the latest Housing and Economic Development Needs Assessment or successor documents.
Housing Types	Will the housing be a mix of larger and smaller properties? Local young people are being priced out of the area.	Policy HG3 'Creating the Right Type of Homes' (pages 113-115) sets out that development will be supported where a range of house types and sizes, both market and affordable, is provided that reflects the identified housing needs and demands of local communities shown in the latest Housing and Economic Development Needs Assessment or successor documents.
Infrastructure	Are there any plans for increasing secondary school places/new secondary schools or do we only expect there to be an increased number of primary age children, with at least 2 new primary schools on the plan?	Our information on school provision is currently showing us that 2 new primary schools are needed for the amount of development proposed in the Plan. The emerging Infrastructure Delivery Plan will look at education provision in more detail and any requirements for education provision will be dealt with in the Publication version of the Plan.
Infrastructure	Given that the NHS Trust has found it difficult to find a suitable site. will the plan include these types of facilities	The Infrastructure Delivery Plan is currently being prepared and will determine the need for healthcare. Preferred Approach IC1 - Infrastructure Delivery, Preferred Approach IC2 - Provision of New Infrastructure and Preferred Approach IC5 - Sustainable Transport set out the preferred approach to the delivery of infrastructure and can be found at Section 6, page 87 onwards) of the Local Plan at: https://www.selby.gov.uk/localplan

Topic Area	Question	Answer
Infrastructure	public transport will play a massive part in reduce carbon, so will new sites near train stations help to support this?	The Local Plan supports and directs development to locations with good public transport. This is a key part of the preferred spatial approach. Further information can be found at: https://www.selby.gov.uk/spatial-strategy-paper-january-2021 Preferred approach IC5 also supports sustainable travel accessible to all which helps to deliver net zero carbon emissions across the District (see pages 95-96 of the Local Plan).
Infrastructure	The A64 through Hambleton and Monk Fryston have 20,000 vehicles a day travelling through. What is the likelihood of a bypass? All the proposed developments in the surrounding areas will cause even more traffic through these villages.	A bypass at Hambleton and one at Monk Fryston were previously included in the Local Plan (adopted in 2005). However, there are no current such schemes in the Local Highways Authority's plans for these bypasses and as such they have not been included in the preferred options Local Plan. The Infrastructure Delivery Plan to accompany the Local Plan is currently being prepared. Within the Local Plan Preferred Approach IC1 - Infrastructure Delivery, Preferred Approach IC2 - Provision of New Infrastructure and Preferred Approach IC5 - Sustainable Transport set out the preferred approach to the delivery of infrastructure (see Section 6 from page 87 onwards).
Infrastructure	When will the infrastructure plan be published? It is difficult to support this local plan without assurances that investment in necessary infrastructure will be made	The Infrastructure Delivery Plan is currently being prepared and will accompany the next stage of the Local Plan at Publication stage. Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure set out the preferred approach to the delivery of infrastructure and provide further information about the IDP (see pages 87–90 of the Local Plan at https://www.selby.gov.uk/localplan)
Infrastructure	Will there be developments of infrastructure such as water, drainage, etc. gas, broadband be taken into account?	The Infrastructure Delivery Plan is currently being prepared and will accompany the next stage of the Local Plan at Publication stage. Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure set out the preferred approach to the delivery of infrastructure and provide further information about the IDP (see pages 87–90 of the Local Plan at https://www.selby.gov.uk/localplan)
Infrastructure	Are SDC planners aware that Hemingbrough, Cliffe and Osgodby no longer have a bus service.	We are aware that due to COVID-19 that bus services in the District have been reduced.

Topic Area	Question	Answer
Infrastructure	In allocating land for housing in villages, has any attention been paid to primary school numbers (anticipated by the Education Authority to be going up or down) and public transport - need to support etc.?	The Infrastructure Delivery Plan is currently being prepared and will accompany the next stage of the Local Plan at Publication stage. Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure set out the preferred approach to the delivery of infrastructure and provide further information about the IDP (see pages 87–90 of the Local Plan at https://www.selby.gov.uk/localplan) Where new infrastructure requirements are specifically for land such as schools, these will also be set out on the Policies Map.
Infrastructure	Is there any plans for additional medical centres or doctors surgery in place for these large settlements?	The Infrastructure Delivery Plan is currently being prepared and will accompany the next stage of the Local Plan at Publication stage. Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure set out the preferred approach to the delivery of infrastructure and provide further information about the IDP (see pages 87–90 of the Local Plan at https://www.selby.gov.uk/localplan) Where new infrastructure requirements are specifically for land such as schools, these will also be set out on the Policies Map.
Infrastructure	Public parks improve quality of life by providing a safe place to play, exercise and socialise. They promote public health and wellbeing, buffer urban sprawl, create habitats for wildlife and improve air quality. Where is consideration for a decent public park for Selby Town Centre within the plan?	There is no specific policy setting out a new play park within Selby Town Centre. Preferred approach SG3 – Selby Town Regeneration Area (pages 44-45 of the Local Plan at https://www.selby.gov.uk/localplan) seeks to improve the public realm around the station and the Ousegate riverside corridor. Elsewhere in the Plan, on-site provision will be required for new residential developments as set out in the preferred approach HG14 'Provision of Recreation Open Space' as set out on page 134 in the Preferred Options document. In addition, existing green spaces may be protected through preferred approach NE1 (green space) while NE2 seeks to protect and enhance green and blue infrastructure (see pages 139-146). We will be consulting on a Green Space Audit later in 2021 which will inform designations and policies in the next stage of the Local Plan at Publication stage.

Topic Area	Question	Answer
Infrastructure	since the Government's Revised National Planning Policy Framework in 2019 identified supporting strong, vibrant and healthy communities as a key priority area, how will the council ensure that value (inclusive growth) is included in developers plans- and outcomes measured. Particularly when the s106 and coil payments to parishes is out of kilter with the rate of growth.	Preferred approach SG9 seeks to ensure that all new developments should be of high-quality design and should reflect the National Design Guidance and Principles for Building a Healthy Life (see pages 53-54 f the Plan). Preferred Approach IC2 sets out that new infrastructure requirements will be set out clearly in a table in the next version of the Local Plan (Publication). The Infrastructure Delivery Plan is currently being prepared and will inform the Publication version of the Plan. A Monitoring Framework is included at Section 33 of the Local Plan (pages 346-349) and the Council is required to publish an Authorities Monitoring Report to measure the success of Local Plan policies.
Infrastructure	Where is the infrastructure to support an aging population - lot's of mentions of schools and most new builds are aimed at families - what about single storey homes and day centres, doctor's surgeries, etc.	Policy HG3 'Creating the Right Type of Homes' (pages 113-115 of the Local Plan) sets out that development will be supported where a range of house types and sizes, both market and affordable, is provided that reflects the identified housing needs and demands of local communities shown in the latest Housing and Economic Development Needs Assessment (HEDNA) or successor documents. The HEDNA can be found here: https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020 In addition, as set out in preferred approach HG8 (Older Persons and Specialist Housing, pages 124-125) "development specifically designed to meet the accommodation needs of 'older people' and or 'people with disabilities' will be supported where:...It is in a location accessible by public transport, or within a reasonable walking distance, of essential facilities which include grocery shops, medical services; and public open spaces. Where this is not the case these facilities are to be provided on site"
Infrastructure	Will existing local schools be given money and resource to expand?	Preferred Approach IC2 sets out that new infrastructure requirements will be set out clearly in a table in the next version of the Local Plan (Publication). The Infrastructure Delivery Plan is currently being prepared and will inform the Publication version of the Plan.

Topic Area	Question	Answer
		If the infrastructure study finds that the existing schools need to expand because of any new development, then yes money will be allocated for this.
Infrastructure	You mention new schools, whilst the local authority will receive S106 funding from developers, it will be far short from the cost of building a new school. Does the LA have capital funding to fund the shortfall?	The Infrastructure Delivery Plan is currently being prepared. The provision of new schools will be determined by the Local Education Authority, which is North Yorkshire County Council.
Kellington	Good point made, can there be a form of buffer on the Kellington Lane site to keep it separate from the existing village which would become a town	A buffer between the Kellington Lane site and the existing village can be considered through the Local Plan process and could be considered as part of the masterplan for the site. We welcome suggested amendments so please submit your comments to the consultation. Further information on how to do this can be found at: https://www.selby.gov.uk/localplan
Local Government Reorganisation	What are the implications for the proposed abolition of SDC with new bigger council, or is it too early to predict the future of this plan?	It is envisaged that any subsequent Local Planning Authority for Selby District will continue to use the adopted Development Plan documents in place until new Development Plan Documents are adopted for the new Local Planning Authority. It is important that an up-to-date Local Plan is in place as it may be some years before the new Local Government structure is in place and new Development Plan documents are adopted.
Local Plan Process	does the June 2022 target adoption date account for more lockdowns and delays related to covid?	The Local Development Scheme (LDS) sets out the timetable for the production of the Local Plan. It is available here: https://www.selby.gov.uk/local-development-scheme The LDS sets out that the plan will be adopted in 2023. Progress in delivering the Local Development Scheme programme will be monitored through the annual Authority Monitoring Report and where necessary the Local Development Scheme may be amended to reflect changing circumstances. The Authority Monitoring Report is available at: https://www.selby.gov.uk/authority-monitoring-report-and-infrastructure-funding-statement
New Settlement	3000 new homes in a new settlement?	The Local Plan projects that about 1200 homes to be built within the 20-year Plan period by 2040. This is due to the lead in time for the planning application process, the need to provide infrastructure first and the

Topic Area	Question	Answer
		projected build out rates. The longer-term overall capacity would be about 3000.
New Settlements	The new settlement plan will bring huge increases in traffic affecting surrounding villages - how do you propose to manage this?	Further information about the highways assessment work undertaken so far can be found at: https://www.selby.gov.uk/highways-assessment Site promoters will need to show how they will deal with the improvements needed to nearby junctions while maintaining the financial viability of their sites.
New Settlements	There is rumours in Burn that if the airfield is selected as a new settlement then 4000 house will be built on the airfield in 5 years. Could you confirm if this is true or not.	The total capacity on this site is about 3000 homes beyond the end of the Plan period. But the Plan projects about 1200 to be built within the current 20-year Plan period by 2040. This is due to the lead in time for the planning application process, the need to provide infrastructure first and the projected build out rates. Further information about the Burn option can be found at pages 169-172 of the Local Plan at https://www.selby.gov.uk/localplan And more detailed information about the site assessments can be see here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments
New Settlements	When the RAF sold Church Fenton Airfield there was a condition that it should remain as an airfield as an emergency landing area for Leeds Bradford Airport. Is that not the case?	The Council will investigate this as part of the assessment of the site. We welcome any further comments to the consultation. Further information on how to submit comments can be found at: https://www.selby.gov.uk/localplan

Topic Area	Question	Answer
New Settlements	Why has the Burn site for new settlement been put forward despite been predominantly in a high flood risk (zone3a) which goes against council policy regarding development in such high risk areas. does it have anything to do with the council being the major land owner on the site	<p>All landowners have been able to submit land through our call for sites exercise. These sites have then all got to be assessed through our Site Assessment Methodology which includes flood risk. As part of this we have undertaken a Level 1 Strategic Flood Risk Assessment (SFRA) for all sites included within the Preferred Options Local Plan. For sites requiring an Exception Test they have also had a Level 2 Strategic Flood Risk Assessment undertaken. This includes the site at Burn Airfield. For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment</p> <p>Preferred Approach SG11 on page 58 outlines how the plan will manage Flood Risk in the District.</p> <p>Further information about the Burn option can be found at pages 169-172 of the Local Plan at https://www.selby.gov.uk/localplan</p> <p>And more detailed information about the site assessments can be see here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments</p>
New Settlements	New school in Church Fenton? 3k new homes at the airbase will definitely need a new school	<p>The Infrastructure Delivery Plan is currently being prepared and will accompany the next stage of the Local Plan at Publication stage.</p> <p>Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure set out the preferred approach to the delivery of infrastructure and provide further information about the IDP (see pages 87–90 of the Local Plan at https://www.selby.gov.uk/localplan)</p> <p>Further information about the Church Fenton Airbase option can be found at pages 173-174 of the Local Plan at https://www.selby.gov.uk/localplan</p> <p>And more detailed information about the site assessments can be see here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments</p>
New Settlements	Of the initial 3 sites shown by the gentleman now presenting they alone will provide all the land needs for the plan.	<p>The Issues and Options consultation in 2020 sought views on what the Local Plan should contain and included a range of spatial options for future growth for example concentrating development near employment hubs, expanding settlements, and new settlement options. The preferred</p>

Topic Area	Question	Answer
		<p>approach is to use a mix of these options to provide an appropriate level of growth to sustain existing communities as well as one new settlement to deliver a new community with associated infrastructure requirements. We welcome any comments to the consultation. Further information on how to submit comments can be found at: https://www.selby.gov.uk/localplan</p>
New Settlements	<p>There should be a buffer between the STIL-D site and Escrick as these will merge and become a town. Where's the green buffer there?</p>	<p>Detailed information about the site assessments can be seen here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments Information about the Stillingfleet option can be found at pages 175-176 of the Local Plan at https://www.selby.gov.uk/localplan which highlights that, if allocated, site requirements should include for example retaining existing woods and hedgerows and providing substantial landscaped areas on its boundaries to safeguard the amenity of existing and future residents. If STIL-D is chosen as the preferred option for the new settlement, the need for a Strategic Countryside Gap between Escrick and the new settlement is something that could be also considered. We welcome any comments to the consultation. Further information on how to submit comments can be found at: https://www.selby.gov.uk/localplan</p>
New Settlements	<p>There's no mention of parkrun in the Burn airfield proposals? Due to the lack of a suitable local park, the only suitable place for parkrun, which attracts 150-200 people each week, is Burn airfield. It also has the transpennine way and used by walkers and geocachers. If development takes place there what provisions will be made to relocate parkrun and other recreation to a suitable public space in Selby?</p>	<p>Detailed information about the site assessments can be seen here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments Several preferred approaches in the Local Plan seek to protect and enhance open space and Public Rights of Way – see NE1 (green space) at pages 139-143 of the plan at https://www.selby.gov.uk/localplan And Preferred approach NE2 - promoting and enhancing green and blue infrastructure as set on page 144 as well as preferred approach IC7 which sets out the approach to footpaths and references the Trans-Pennine Trail. In addition, on-site provision will be required for residential developments as set out in the preferred approach HG14 'Provision of Recreation Open Space' as set out on page 134.</p>

Topic Area	Question	Answer
		<p>We will be consulting on a Green Space Audit later in 2021 which will inform designations and policies in the next stage of the Local Plan at Publication stage.</p> <p>We welcome any comments to this consultation if you have suggestions about what the site requirement for Burn Airfield should be if it is chosen option for a new settlement. Further information about submitting comments can be found at: https://www.selby.gov.uk/localplan</p>
New Settlements	<p>What infrastructure would be put in place for a development of 3000 homes at Church Fenton? It does have railway links but road links are not as good for access to Leeds and York, in terms of easy access to motorway links.</p>	<p>The Infrastructure Delivery Plan is currently being prepared and will accompany the next stage of the Local Plan at Publication stage.</p> <p>Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure set out the preferred approach to the delivery of infrastructure and provide further information about the IDP (see pages 87–90 of the Local Plan at https://www.selby.gov.uk/localplan)</p> <p>Further information about the Church Fenton Airbase option can be found at pages 173-174 of the Local Plan at https://www.selby.gov.uk/localplan</p> <p>And more detailed information about the site assessments can be see here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments</p>
New Settlements	<p>What sustainable transport links are you planning for STIL-D? There is no rail link, and it is too far from major towns for most people to cycle.</p>	<p>Preferred approach IC5 (sustainable transport pages 95- 96 of the Local Plan at https://www.selby.gov.uk/localplan) supports sustainable travel accessible to all and supports proposals aimed at increasing the use of public transport between settlements and to cities including York.</p> <p>Detailed information about the site assessments can be seen here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments</p> <p>Information about the Stillingfleet option can be found at pages 175-176 of the which highlights that, if allocated, site requirements should include for example: retain and enhance the Trans-Pennine Trail which runs through the site and provide fully integrated cycleways and footpaths to link to the local centre and employment land.</p> <p>If STIL-D is chosen as the preferred option for the new settlement, there will be a requirement for a Travel Plan which could incorporate bus routes</p>

Topic Area	Question	Answer
		to the site from the A19. We welcome any suggestions so please send us your comments - further information on how to submit comments can be found at: https://www.selby.gov.uk/localplan
New Settlements	STIL-D should have been rejected at the initial sift as it has a significant constraint - Ancient Woodland - nationally protected!!!!	Whilst the site has an ancient woodland within the site, this only causes the site to fail the initial sift if the site is "situated fully within an irreplaceable habitat". This is set out on page 15 of our site assessment methodology available here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments Site promoters will have to demonstrate how they will protect and enhance any natural features of importance that development could impact.
New Settlements	About STIL-D - the site profile has mistakes! It says there is ancient woodland adjacent to the site, when in fact it is contained WITHIN the site. Also it says it is not a constraint, when nationally it is recognised that ancient woodland should not be interfered with.	Thank you for your comment, we will check our information and amend as necessary. Whilst the site has an ancient woodland within the site, this only causes the site to fail the initial sift if the site is "situated fully within an irreplaceable habitat". This is set out on page 15 of our site assessment methodology available here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments Site promoters will have to demonstrate how they will protect and enhance any natural features of importance that development could impact.
New Settlements	Why has the STIL-D site not already been rejected due to the encompassing of protected Ancient Woodland, as mentioned in the SDC Site Assessment.	Whilst the site has an ancient woodland within the site, this only causes the site to fail the initial sift if the site is "situated fully within an irreplaceable habitat". This is set out on page 15 of our site assessment methodology available here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments Site promoters will have to demonstrate how they will protect and enhance any natural features of importance that development could impact.

Topic Area	Question	Answer
New Settlements	Why was the STIL-D site not rejected at the initial sift? It has a significant constraint as it encompasses a nationally protected Ancient Woodland. This was identified in the Site Assessment.	Whilst the site has an ancient woodland within the site, this only causes the site to fail the initial sift if the site is "situated fully within an irreplaceable habitat". This is set out on page 15 of our site assessment methodology available here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments Site promoters will have to demonstrate how they will protect and enhance any natural features of importance that development could impact.
New Settlements	Will you be contacting neighbouring land owners near the 3 proposed new settlements?	The Council will consult local communities in line with the Council's latest Statement of Community Involvement (2020) which is in line with the latest Government advice. The Statement of Community Involvement is available here: https://www.selby.gov.uk/statement-community-involvement-sci
New Settlements	Will you be contacting residents of Naburn for their opinion regarding proposed development of STIL-D? Due to the existing problems with congestion on the A19 it is likely that large volumes of traffic would use Naburn as an alternative route.	The public consultations are the method by which the public are notified of the proposals and can contribute to the plan. The engagement plan includes for example publishing all the information about our consultation on Selby District Council's website, providing twice-weekly posts on our Twitter and Facebook feeds, and providing press releases to local newspapers and radio stations (including the York Press and Radio York). Further information about the highways assessment work undertaken so far can be found at: https://www.selby.gov.uk/highways-assessment Site promoters will need to show how they will deal with the improvements needed to nearby junctions while maintaining the financial viability of their sites.
Older Peoples Housing	SDC on the consultation stated the need to support an aging population, will there be a greater focus on single storey accommodation, etc to help this aging population	Policy HG3 'Creating the Right Type of Homes' (pages 113-115 of the Local Plan) sets out that development will be supported where a range of house types and sizes, both market and affordable, is provided that reflects the identified housing needs and demands of local communities shown in the latest Housing and Economic Development Needs Assessment (HEDNA) or successor documents. The HEDNA can be found here:

Topic Area	Question	Answer
		<p>https://www.selby.gov.uk/housing-and-economic-development-needs-assessment-hedna-october-2020</p> <p>In addition, as set out in preferred approach HG8 (Older Persons and Specialist Housing, pages 124-125) "development specifically designed to meet the accommodation needs of 'older people' and or 'people with disabilities' will be supported where:...It is in a location accessible by public transport, or within a reasonable walking distance, of essential facilities which include grocery shops, medical services; and public open spaces. Where this is not the case these facilities are to be provided on site"</p>
Osgodby	Why is Osgodby joined with Barlby as a single village for planning, but it is clearly divided from Barlby by a strategic countryside gap so should never be joined with Barlby?	<p>Barlby and Osgodby are recognised as separate villages with their own identities which it is important to maintain with the Strategic Countryside Gap.</p> <p>Further information is provided at pages 183-189 of the Local Plan at https://www.selby.gov.uk/localplan and in the Settlement Hierarchy paper at https://www.selby.gov.uk/settlement-hierarchy-paper-january-2021 Being a combined Tier 1 Village in Preferred Approach SG2 (see pages 41-43 of the Plan) recognises the close proximity of the villages and the sharing of services. Barlby and Osgodby are also served by the Barlby and Osgodby Town Council which also covers Barlby Bridge. Barlby Bridge is also separated from Barlby by the Strategic Countryside Gap.</p>
Osgodby	Are these developments going to require adoption of roads/bridleways to access these sights and if so what happened to the adoption of Bennymoor Lane, agreed but not delivered	<p>Preferred approach IC6 provides for highways safety (page 97 of the Local Plan at https://www.selby.gov.uk/localplan) which requires developments make adequate provision for suitable access. This also sets out that North Yorkshire County Council is the Local Highways Authority responsible for all adopted roads and footpaths.</p>
Osgodby	just been shown preposed sites in (No Suggestions) and pink are rejected but this is not true, as the rejected site at the rear of the institute is in process of being agreed development planning as is Tindals farm and the site adjacent to Moorside building supplies, WHY are they not included in the projected	<p>The planning permissions shown on the Interactive Policies Map (which can be found at: https://www.selby.gov.uk/localplan) are for the base date of the Local Plan (1st April 2020) and are for permissions of 10 dwellings or more. It is envisaged that the Policies Map will be updated with more recent planning permissions for the next, Publication version of the Local Plan.</p>

Topic Area	Question	Answer
	developments as they have not yet started development, showing us only what you want us to see	
Osgodby	Osgodby - would home owners be compensated for the fact that houses currently with countryside views would look onto new builds - which will negatively impact house values and quality of life. Also - How seriously are you taking ecological impacts. There's a huge amount of wildlife in the plot planned for 72 houses, and to build houses in this area would be at great detriment to the current community. Could we not develop derelict houses instead - for example those near Selby centre instead of taking habitats and arable land?	<p>Countryside views are not a planning matter and cannot be considered in the assessment of sites.</p> <p>We have considered the impact on protected species and priority habitats through our Site Assessment Methodology (Questions 2.14 and 2.15). The explanation for selecting the preferred site OSGB-G is set out on pages 186-187 of the Local Plan at https://www.selby.gov.uk/localplan and site specific information relating to OSGB-G can be identified in our site assessment profiles which can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments</p> <p>Preferred Approach NE5 on pages 152-153 of the Local Plan requires that all development proposals (other than householder applications) will need to provide a 10% net gain in biodiversity for ecological networks as set out in. This will ensure that the District's wildlife will be protected and enhanced.</p> <p>We have included brownfield sites in and around Selby town in our preferred allocations in order to help meet the housing requirements these include SELB-B (Industrial Chemicals Ltd) and SELB-AG (Rigid Paper)</p>
Osgodby	There is no mention of the proposed Osgodby Special needs school and housing behind the current garden centre, and further no comments on applications already being assessed, and how the infrastructure i.e. the A63 through Osgodby will cope safely with the sheer increase in volumes of traffic	<p>A site for a special needs school has not been submitted through our Call-for-Sites exercise.</p> <p>The planning permissions shown on the Interactive Policies Map (which can be found at: https://www.selby.gov.uk/localplan) are for the base date of the Local Plan (1st April 2020) and are for permissions of 10 dwellings or more. It is envisaged that the Policies Map will be updated with more recent planning permissions for the next, Publication version of the Local Plan.</p> <p>Further information about the highways assessment work undertaken so far can be found at: https://www.selby.gov.uk/highways-assessment</p>

Topic Area	Question	Answer
		Site promoters will need to show how they will deal with the improvements needed to nearby junctions while maintaining the financial viability of their sites.
Planning Permissions	the map in your proposal is way out of date not showing the current situation with regards to planning permissions	The planning permissions shown on the Interactive Policies Map (which can be found at: https://www.selby.gov.uk/localplan) are for the base date of the Local Plan (1st April 2020) and are for permissions of 10 dwellings or more. It is envisaged that the Policies Map will be updated with more recent planning permissions for the next, Publication version of the Local Plan.
Recording the event	I support the suggestion from others in the chat that a recorded version of this meeting is put on your website. It is much easier to understand than all the long documents.	We are not recording the event but will be publishing a summary of all questions and answers on our website following the second live event.
Recording the event	This was very informative, can you please record the next session and share on YouTube to support everyone? It would be great to support the messages	We are not recording the event but will be publishing a summary of all questions and answers on our website following the second live event.
Recording the event	Will there be a recording of this meeting made available post event?	We are not recording the event but will be publishing a summary of all questions and answers on our website following the second live event.
Rejected Sites	If a site has been rejected previously, and is listed on your map as rejected, where to we stand on further proposal on the same piece of land?	Any planning applications on these sites will be determined on their own merits in accordance with the adopted development plan documents (such as the 2005 Selby District Local Plan and the 2013 Core Strategy) and other material considerations.
Rejected Sites	If a site is rejected, can planning be applied for again, in Eggborough one site you have highlighted as rejected is now actively marketing its properties on this site, the builder is Jones homes	The planning permissions shown on the Interactive Policies Map (which can be found at: https://www.selby.gov.uk/localplan) are for the base date of the Local Plan (1st April 2020) and are for permissions of 10 dwellings or more. It is envisaged that the Policies Map will be updated with more recent planning permissions for the next, Publication version of the Local Plan.

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Rejected Sites	Surely a rejection is a rejection?	Any planning applications on these sites will be determined on their own merits in accordance with the adopted development plan documents (such as the 2005 Selby District Local Plan and the 2013 Core Strategy) and other material considerations. In the context of the emerging Local Plan, site promoters are encouraged to submit information in support of their site which may impact on the consideration of sites for the next, Publication version of the document.
Rejected Sites	What would happen to any planning requests for sites which you have stated have already been rejected?	Any planning applications on these sites will be determined on their own merits in accordance with the adopted development plan documents (such as the 2005 Selby District Local Plan and the 2013 Core Strategy) and other material considerations.
Riccall	180 houses for Riccall = "village" totally ruined!	Riccall has been identified as Tier 1 village reflecting its role in the settlement hierarchy. Further information about the spatial approach and the settlement hierarchy can be found at: https://www.selby.gov.uk/spatial-strategy-paper-january-2021 and https://www.selby.gov.uk/settlement-hierarchy-paper-january-2021 The explanation for selecting the preferred site RICC-J is set out on pages 246-247 of the Preferred Options Local Plan. Site specific information relating to RICC-J can be identified in our site assessment profiles which can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments Thank you for comment. Please submit your comments on the Preferred Options Local Plan Document – further information on how to do this can be found at https://www.selby.gov.uk/localplan
Riccall	Hi, The land you have identified for new housing in Riccall - Does this mean the land owner has already stated the land is for sale ?	The site has been submitted to the Planning Policy Team through the Call-for-Sites process to consider for allocating for new development in the Local Plan. Further information on each of the sites can be found in our site profile document which can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments

Topic Area	Question	Answer
Riccall	I don't understand the proposal in Riccall. There was no justification mentioned in the proposal. The number of houses also does not seem to be in the same proportion as other proposed sites.	The explanation for selecting the preferred site RICC-J is set out on pages 245-247 of the Local Plan at https://www.selby.gov.uk/localplan and site specific information relating to RICC-J can be identified in our site assessment profiles which can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments
Riccall	Where is Riccall placed in the settlement hierarchy?	Preferred Approach SG2: Spatial Approach on page 41 of the Local Plan found here https://www.selby.gov.uk/localplan sets out that Riccall is a Tier 1 Village. Further information is provided at pages 245-247 of the Local Plan at https://www.selby.gov.uk/localplan and in the Settlement Hierarchy paper at https://www.selby.gov.uk/settlement-hierarchy-paper-january-2021
Riccall	The site 'North of Riccall' was just stated as higher risk of flooding, however there was a study conducted in 2015 which would contradict this statement. Do the decision makers have all necessary and up to date information to support them?	You can view the latest flood risk zones on our interactive map which you can find here: https://www.selby.gov.uk/localplan Preferred Approach SG11 on page 58 of the Local Plan outlines how the plan will manage Flood Risk in the District. We have undertaken a Level 1 Strategic Flood Risk Assessment (SFRA) for all sites included within the Preferred Options Local Plan. For sites requiring an Exception Test they have also had a Level 2 Strategic Flood Risk Assessment undertaken. For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment Please submit any further information to us with your comments. Details about how to submit comments can be found at: https://www.selby.gov.uk/localplan
Riccall	With the current preferred option for development of 180 houses on a single site in Riccall (which would bring about concentrated impact on one side of village), would it not be better to spread development across the village? There is the other proposed site "North of Riccall" for example - could development	You can view the rejected sites on our interactive map which you can find here: https://www.selby.gov.uk/localplan and submit any comments to us on those which are also listed in Section 31 of the Local Plan (see page 306). The preferred site in the Local Plan (RICC-J) is the only one located in flood zone 1 in the village. The Preferred Options Local Plan, in order to be in

Topic Area	Question	Answer
	not be split between the 2 sites to reduce concentration of impact on a single side of Riccall?	accordance with the National Planning Policy Framework’s aim of minimising flood risk, has steered development to the areas of lower risk. Preferred Approach SG11 on page 58 of the Local Plan outlines how the plan will manage Flood Risk in the District. You can also view the latest flood risk zones on our interactive map which you can find here: https://www.selby.gov.uk/localplan
Riccall	There is a shocking lack of residents parking provision in most of Riccall already and the proposed site off Landing Lane will make it even more dangerous for residents exiting Viking Drive. It is literally a blind spot and a serious accident waiting to happen, adding an additional 180-360 vehicles into the mix is not only going to turn the A19 into a death trap but Landing Lane too. It has been noted too that parking spaces are planned for Riccall Park that will be used by none residents whilst residents are being forced to park on footpaths and grass	Preferred approach IC6 provides for highways safety and parking (page 97 of the Local Plan at https://www.selby.gov.uk/localplan) which requires developments make adequate provision for parking within the scheme design. This also sets out that North Yorkshire County Council, as the Local Highways Authority provides guidance on highways safety and car parking for new development proposals.
Riccall	Why is development not more evenly spread across Riccall? Not sure the land to the North has ever flooded.	You can view the rejected sites on our interactive map which you can find here: https://www.selby.gov.uk/localplan and submit any comments to us on those which are also listed in Section 31 of the Local Plan (see page 306). The preferred site in the Local Plan (RICC-J) is the only one located in flood zone 1 in the village. The Preferred Options Local Plan, in order to be in accordance with the National Planning Policy Framework’s aim of minimising flood risk, has steered development to the areas of lower risk. Preferred Approach SG11 on page 58 of the Local Plan outlines how the plan will manage Flood Risk in the District. You can also view the latest flood risk zones on our interactive map which you can find here: https://www.selby.gov.uk/localplan

Topic Area	Question	Answer
Safeguarded Land/Green Belt	Can you explain the difference between 'safeguarded land' and 'greenbelt'?	The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Safeguarded land is land between the Green Belt and urban area. It has been removed from the Green Belt to meet development needs beyond the plan period. It is not allocated for development and planning permission for its permanent development should only be granted following a review of the Local Plan.
Selby Town	What was the issue with the site adjacent to SELB-A?	The site profiles document will provide further information on each of the sites. The document can be accessed at: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments
Self-Build	How does self-build fit in the plan? I think you have an obligation to provide self-build plots but don't keep any records of self-build?	Preferred Approach HG7 of the Local Plan outlines how the Plan will meet local needs for self-build and custom-build housing. See page 122 of the document at https://www.selby.gov.uk/localplan
Sherburn in Elmet	at Sherburn it would be interesting to hear the councils thoughts on what is needed and what is proposed facilities wise before thoughts are given	The Infrastructure Delivery Plan is currently being prepared. Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure set out the preferred approach to the delivery of infrastructure and provide further information about the IDP (see pages 87–90 of the Local Plan at https://www.selby.gov.uk/localplan) Preferred Approach IC2 sets out that new infrastructure requirements will be set out clearly in a table in the next version of the Local Plan (Publication).
Sherburn in Elmet	How will you develop a meaningful highstreet in sherburn commensurate to the level of growth?	Preferred approach EM7 - Town Centres and retailing (pages 80-82 of the Local Plan at https://www.selby.gov.uk/localplan sets out the policy direction for supporting new retail and town centre uses for Sherburn in Elmet town centre. This says “Improvements to the retail offer and range of facilities will be encouraged in Sherburn town centre to ensure that the local community is supported by a wider range of shops and services, including an enhanced evening economy. This may be achieved through an extension or remodelling of the existing town centre”.

Topic Area	Question	Answer
Sherburn In Elmet	SHER-AA Can we ask when this area of large development was last looked at with regards the Flood zones 2 & 3a? Since the existing development (unfinished) has been built the flooding around here is worse.	All sites were considered against the Strategic Flood Risk Assessment Level 1 (October 2020) which can be accessed at this link: https://www.selby.gov.uk/strategic-flood-risk-assessment The explanation for selecting the preferred site SHER-AA is set out on pages 267-269 of the Local Plan at https://www.selby.gov.uk/localplan and site specific information relating to SHER-AA can be identified in our site assessment profiles which can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments
Sherburn In Elmet	The mention of the main access to this proposed development has been from Low street, that suggests there will be others possibly linking the current "new" estate. Are there any other access points? This will bring further long term disruption to residents who 3 years on are living with dirt, noise, pollution & unfinished paths, roads & public spaces!!!	The explanation for selecting the preferred site SHER-H is set out on pages 267-269 of the Local Plan at https://www.selby.gov.uk/localplan and site specific information relating to SHER-H can be identified in our site assessment profiles which can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments The preferred approach states that development on this site will provide an interlinked system of amenity space, footpaths and cycle paths, maximising links to Low Street and the residential development located directly north of the site. The vehicular access is to be taken from Low Street. This does not preclude additional accesses. Detailed designs will be assessed at planning application stage.
Sherburn In Elmet	Will The council be reviewing the facilities in Sherburn in Elmet? Given the acknowledgment from the council that the VILLAGE has not moved along with the growth, we are in need or more facilities if you continue to grow us	The Infrastructure Delivery Plan is currently being prepared. Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure set out the preferred approach to the delivery of infrastructure and provide further information about the IDP (see pages 87–90 of the Local Plan at https://www.selby.gov.uk/localplan) Preferred Approach IC2 sets out that new infrastructure requirements will be set out clearly in a table in the next version of the Local Plan (Publication).
Sherburn in Elmet	Would a leisure be a consideration for Sherburn in Elmet?	The Infrastructure Delivery Plan is currently being prepared. Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure set out the preferred approach to the

Topic Area	Question	Answer
		<p>delivery of infrastructure and provide further information about the IDP (see pages 87–90 of the Local Plan at https://www.selby.gov.uk/localplan) Preferred Approach IC2 sets out that new infrastructure requirements will be set out clearly in a table in the next version of the Local Plan (Publication).</p> <p>Further information can be found in the https://www.selby.gov.uk/town-centre-retail-and-leisure-study</p> <p>In addition there will be further evidence base work undertaken through a Green Space Audit and an Indoor and Outdoor Sports Facilities Assessment prior to the publication stage of the Plan.</p>
Site Assessment	Are any of the plans of land the council need to purchase?	None of the preferred sites involve land which needs to be purchased by the Council as far as we are aware at this stage. A big factor in the selection of the preferred allocations is that they are deliverable and that the land is available now.
Site Assessment	How will you ensure that bias does not affect these decisions i.e. landowners and developer profitability?	<p>The selection of sites for development is undertaken in a consistent way using the Site Assessment Methodology which can be found here: https://www.selby.gov.uk/preferred-options-local-plan-site-assessments</p> <p>The financial viability of sites is also a key factor in delivering the development needed in the district.</p>
Site Assessment	where would we find the justification for sites that have been PART rejected? i.e. only half of the site has been allocated	<p>The ‘Reason for Allocation’ text for each preferred allocation explains why the site has been allocated in the form that it has.</p> <p>More justification for the selection of sites and for only allocating part of a submitted site can be added in the Publication version of the Local Plan document, using information from further evidence work and from responses received during this consultation.</p>
Site Assessment	As a general point can you confirm that ALL sites have been physically seen and not done via a desk exercise	We can confirm that all preferred allocated sites have been visited and physically seen by members of the Planning Policy Team. The on-site information has been evaluated in light of the various evidence-based reports and information available and was not done as a purely desk top based exercise.

Topic Area	Question	Answer
Site Assessment	Have any of the planning team actually visited the sites to see what the area is actually like?	We can confirm that all preferred allocated sites have been visited and physically seen by members of the Planning Policy Team.
Stillingfleet	page 50 does not say why the SCG has been removed at Stillingfleet	Policy SG6 sets out the Local Plan preferred approach to Strategic Countryside Gaps. The Strategic Countryside Gap at Stillingfleet is proposed to be removed as it is also covered by a Village Green designation. Further information about the specific sites can be found in the Strategic Countryside Gaps Update 2021 report can be found at: https://www.selby.gov.uk/strategic-countryside-gap-study
Stillingfleet	The plan shows no strategic countryside gap between the new town and Stillingfleet	If STIL-D is chosen as the preferred option for the new settlement, the need for a Strategic Countryside Gap between Stillingfleet and the new settlement is something that could be also considered. We welcome any comments to the consultation. Further information on how to submit comments can be found at: https://www.selby.gov.uk/localplan
Stillingfleet	What is your justification for proposing to remove the strategic countryside gap around Stillingfleet?	Policy SG6 (pages 49-50 of the Preferred Options document) sets out the Local Plan preferred approach to Strategic Countryside Gaps. The Strategic Countryside Gap at Stillingfleet is proposed to be removed as it is also covered by a Village Green designation. More information can be found in the Strategic Countryside Gaps Update 2021 report at: https://www.selby.gov.uk/strategic-countryside-gap-study
Stillingfleet	You keep mentioning the importance of strategic countryside gaps. Why are you seeking opinion on removing the strategic countryside gap at Stillingfleet?	Policy SG6 (pages 49-50 of the Preferred Options document at https://www.selby.gov.uk/localplan) sets out the Local Plan preferred approach to Strategic Countryside Gaps. The Strategic Countryside Gap at Stillingfleet is proposed to be removed as it is also covered by a Village Green designation. More information can be found in the Strategic Countryside Gaps Update 2021 report at: https://www.selby.gov.uk/strategic-countryside-gap-study

Topic Area	Question	Answer
Tackling Climate Change	What carbon mitigation features will be considered alongside these developments	Preferred Approach SG10 on page 55 of the Local Plan at https://www.selby.gov.uk/localplan outlines how the plan will mitigate and adapt to Climate Change.
Tadcaster	Has there been a reliable and thorough investigation into the numbers of car parking spaces required in Tadcaster and where they can be located within 3 minutes walk from the car to the retail/commercial area	Preferred approaches TADC-H (redevelopment of the Central Area Car park for housing) and TP-1 (replacement car parking) as set out on pages 274-279 require appropriate alternative parking to be in place prior to the housing development commencing. The Plan requires that the locations meet identified needs. Further technical work is required as set out in the Plan - see the preferred approach at Tadcaster as set out on pages 270-272 of the Local plan (https://www.selby.gov.uk/localplan) .
Tadcaster	How do you propose to overcome the historic lack of delivery of development in Tadcaster?	The preferred allocations have been submitted through the Call-for-Sites and the Council considers that the heritage-led regeneration approach for the town is deliverable within the Plan period to 2040.
Tadcaster	How will building on the central car park in Tadcaster help towards to regeneration?	The preferred approach at Tadcaster is set out on pages 270-272 of the Local plan (https://www.selby.gov.uk/localplan) . The preferred approach at TADC-H (redevelopment of the Central Area Car park for housing) is set out on pages 274-276
Tadcaster	Mill lane Tadcaster FLOODS!!	You can view the latest flood risk zones on our interactive map which you can find here: https://www.selby.gov.uk/localplan The explanation for selecting the preferred site TADC-I is set out on pages 280-282 of the Preferred Options Local Plan. Site specific information relating to TADC-I can be identified in our site assessment profiles which can be found at https://www.selby.gov.uk/preferred-options-local-plan-site-assessments Mill Lane is situated in Flood Zone 3b - 8.84%, Flood Zone 3a - 37.03%, Flood Zone 2 - 10.84%, and Flood Zone 1 - 43.29%. This has been determined through our Level 1 Strategic Flood Risk Assessment (SFRA). For sites requiring an Exception Test they have also had a Level 2 Strategic Flood Risk Assessment undertaken. This includes the Mill Lane site in Tadcaster.

Topic Area	Question	Answer
		Further information is set out in our Preferred Approach SG11 on page 58 of the Local Plan which outlines how the plan will manage Flood Risk in the District). For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment
Tadcaster	Will anything be done about the current empty/derelict properties in Tadcaster?	The preferred approach at Tadcaster is set out on pages 270-272 of the Local plan (https://www.selby.gov.uk/localplan). The Local Plan preferred approach is to regenerate the town through allocating land to provide approximately 447 dwellings in the town with additional stock being provided through bringing empty homes back into use.
Tadcaster	Will the schools and doctors dentist be able to cope with all the extra people in Tadcaster? The roads around the Hillcrest Tadcaster site are already used by many cars and the estate roads are very dangerous with speeding traffic (no speed bumps)	The Infrastructure Delivery Plan is currently being prepared. Preferred Approach IC1 - Infrastructure Delivery and Preferred Approach IC2 - Provision of New Infrastructure set out the preferred approach to the delivery of infrastructure and provide further information about the IDP (see pages 87–90 of the Local Plan at https://www.selby.gov.uk/localplan) Preferred Approach IC2 sets out that new infrastructure requirements will be set out clearly in a table in the next version of the Local Plan (Publication).
Tadcaster	Hargarth Field at Tadcaster was first allocated for development in the 1980s. Why hasn't the site been included for development now? Could you say who owns the site?	As part of the Local Plan process, we have undertaken a call-for-sites exercise inviting all landowners to submit sites to the Local Plan. As this site has not been submitted by the landowner, we have not included this site in the Local Plan.
Tadcaster	Tadcaster did not provide its previous commitments what makes you think it will not be balked again	The preferred allocations have been submitted through the Call-for-Sites and the Council considers that the heritage-led regeneration approach for the town is deliverable within the Plan period to 2040.
Tadcaster	You mention empty properties in Tadcaster, what is being done about these before new build takes place?	The preferred approach at Tadcaster is set out on pages 270-272 of the Local plan (https://www.selby.gov.uk/localplan). The Local Plan preferred approach is to regenerate the town through allocating land to provide approximately 447 dwellings in the town with additional stock being provided through bringing empty homes back into use.

Topic Area	Question	Answer
Ulleskelf	The response regarding flooding for Ulleskelf is totally out of place. The last 2 weeks all 3 roads in and out of the village have been flooded, with Ulleskelf being an island for nearly 24 hours. Where proposed development is due to take place the corner was flooded and remains flooded today	Preferred Approach SG11 on page 58 (at https://www.selby.gov.uk/localplan) outlines how the plan will manage Flood Risk in the District. We have also undertaken a Level 1 Strategic Flood Risk Assessment (SFRA) for all sites included within the Preferred Options Local Plan. For more information on our Strategic Flood Risk Assessments please see here https://www.selby.gov.uk/strategic-flood-risk-assessment Thank you for comment on the site making local observations. Please submit any information by submitting comments – further information on how to do this can be found at: https://www.selby.gov.uk/localplan