

Selby District Council

Local Development Framework Draft Core Strategy

Assessment based on Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC

Screening for Appropriate Assessment

4 February 2010

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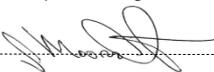
Client Name: Selby District Council
Reference: E5072-101-C-1-1-1
Issue: First Issue
Date: 4 February 2010



Quality Assurance – Approval Status

This document has been Prepared and Checked in accordance with Waterman EED's IMS (BS EN ISO 9001: 2008 and BS EN ISO 14001: 2004)

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Appendix 1	Policies of the Core Strategy
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1. INTRODUCTION

Background to the Project

- 1.1 Selby District Council (SDC) is preparing a series of Development Plan Documents (DPDs) required under the Planning and Compulsory Purchase Act 2004, which will form part of the new 'Local Development Framework' (LDF). The Council's current programme for development plan production is set out in its Local Development Scheme (July 2009). When adopted over the next few years, the new style plans will replace those policies in the Selby District Local Plan, which are 'saved' under transitional legislation until replaced by policies in the LDF.
- 1.2 The Core Strategy is one of the first new style DPDs to be produced by SDC and will provide a context with which subsequent DPDs must conform.
- 1.3 The principal aims of the Core Strategy are to provide a spatial vision for Selby District (and strategic objectives to achieve that vision) and will entail a development strategy which establishes:
 - The context for designating areas where specific policies will apply, either encouraging development to meet economic and/or social objectives or constraining development in the interests of environmental protection;
 - The identification of strategic sites for housing and economic development to accommodate major growth in Selby and a district-wide framework for the subsequent allocation of sites for specific uses (including housing, retail, leisure and other activities); and
 - Policies setting out the context for more detailed policies and guidance to be included in other LDF documents.
- 1.4 SDC has instructed Waterman Energy Environment & Design (EED) Ltd to prepare a Screening Assessment of the Core Strategy in accordance with the European Commission's 'Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites - methodological guidance on the provisions of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC', hereafter termed Appropriate Assessment (AA). The format used for the screening is given in Annex 2 of the guidance and has been followed in the compilation of this assessment.

2. SCOPE OF THE ASSESSMENT

- 2.1 In the first instance each policy within the draft Core Strategy was reviewed and assessed in terms of:
- Its potential to have an adverse effect on Natura 2000 Sites; and
 - The geographic extent over which policies could be reasonably anticipated to have the potential to cause adverse effects on Natura 2000 Sites.
- 2.2 From this it was determined that it would be necessary to assess the potential for adverse effects arising from the Core Strategy on 7 Natura 2000 nature conservation designations all of which occur within 5km of mapped areas for the implementation of policies. The Sites are:
- The Lower Derwent Valley Special Area of Conservation (SAC), Ramsar and Special Protection Area (SPA) designations;
 - Skipworth Common SAC; and
 - The Humber Estuary SAC, Ramsar and SPA designations.
- 2.3 Details of the above Natura 2000 designations were obtained from the Joint Nature Conservation Committee (JNCC) website and were used to populate the descriptions required in the AA screening matrix below.
- 2.4 A summary of the Policies considered in relation to the Natura 2000 sites is provided in the Screening matrix below and full details are provided in Appendix 1.
- 2.5 In addition to the potential for adverse effects on the above Natura 2000 sites, in accordance with the methodological guidance the assessment considers the potential for 'in cumulative effects' which could arise when the Core Strategy is enacted in combination with other plans or projects that have planning approval. To this end a request was made to SDC to ascertain details of these. Clearly it would not be relevant (or practical) to consider details of every single extant planning consent but it is necessary to consider the potential for in combination effects that could arise from existing consents for major residential or commercial developments, or other major infrastructure plans or projects.

3. APPROPRIATE ASSESSMENT SCREENING MATRIX

<p>Brief description of the project or plan</p>	<p>Full details of each Core Strategy policy are provided in Appendix 1. A summary of the policies are provided below:</p> <p>Policy CP1 - Spatial Development Strategy - identifies which towns and villages should be the focus for new housing, employment, retail, commercial, and leisure facilities and sets out principals which will be applied in permitting development in these areas;</p> <p>Policy CP2 - The Scale and Distribution of Housing - sets out the distribution of new housing allocations across each of the towns and villages identified, including two strategic site allocations to the east and north west of Selby town;</p> <p>Policy CP3 - Managing Housing Land Supply - sets out how the housing land supply will be managed by the Council monitoring land supply issues, limiting over provision in relation to targets set out in CP2 and if a shortfall is identified, bringing further sites forward through a Supplementary Planning Document with sites being sourced from the Selby Area Action Plan;</p> <p>Policy CP4 - Mixed Housing - sets out how all proposals for housing must contribute to the creation of mixed communities by ensuring that the dwellings provided are of the that the type and size of dwellings that reflect the demand and profile of households evidenced from the most recent strategic housing market assessment and robust housing needs surveys whilst having regard to the existing mix of housing in the locality;</p> <p>Policy CP5 - Providing Affordable Housing – sets out how the Council will seek to achieve a 40% / 60% affordable / market housing ratio within overall housing delivery;</p> <p>Policy CP6 - Rural Housing Exceptions Policy - states that In settlements with less than 3,000 population planning permission will be only granted for small scale ‘rural affordable housing’ as an exception to normal planning policy subject to a number of specific criteria (see Appendix 1);</p> <p>Policy CP7 - The Travelling Community - The Council will identify land to accommodate additional gypsy and traveller pitches required through an Allocations DPD and goes on to say that these would not be sited where they could harm any sites of acknowledged nature conservation importance;</p> <p>Policy CP8 - Access to Services, Community Facilities and Infrastructure - states how Infrastructure and community facilities needed in connection with new development must be in place or provided in phase with development;</p>
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Policy CP9 - Economic Growth - States how support will be given to developing and revitalising the local economy by housing / employment expansion to the east of Selby, giving priority to higher value business particularly in Selby town and by supporting the more efficient use of existing employment sites through expansion, redevelopment, re-use, and intensification. Development activates will be supported that are directly linked to existing rail infrastructure at the former Gascoigne Wood surface mine the re-use of other former mine sites and other commercial premises outside development limits, with economic activities appropriate to their countryside location, including tourism, recreation, research, and renewable energy generation;

Policy CP10 - Rural Diversification - provides details of how proposals for rural diversification will be supported that entail the extension or re-use of existing premises, farm diversification enterprises, or recreation and tourism activity;

Policy CP11 - Town Centres and Local Services - Spatially the focus for commercial and retail development will be in Selby town centre with the role of Sherburn in Elmet and Tadcaster as Local Service Centres also being strengthened by encouraging a wider range of retail, service, and leisure facilities. Town centre viability will be maintained by resisting loss of services and shops and by focussing office development in areas defined in Area Action Plans and Site Allocation DPDs;

CP12 - Climate Change - Seeks to address the causes and potential impacts of climate change. The Council will manage the design and location of development to: - Reduce the need to travel especially by private car, and to promote walking, cycling and use of public transport. It will also manage the design and location of development to ensure a range of other sustainability measures are implemented (see **Appendix 1**);

Policy CP13 - Improving Resource Efficiency - New residential developments of 10 dwellings or more or non-residential schemes of 1000 m² gross floor space or more are to provide a minimum of 10% of total predicted energy requirements from de-centralised and renewable or low-carbon sources. Strategic development sites identified in the Core Strategy and key sites identified in future DPD's to derive the majority of their total energy needs from renewable sources. Developers are to employ the highest viable level of Code for Sustainable Homes' on residential developments; and BREEAM standards for non-residential schemes;

Policy CP14 - Renewable Energy - states that the Council will support new sources of renewable energy generation provided that development proposals can demonstrate that the wider environmental, economic and social benefits outweigh harm caused to the environment and local amenity, and impacts on local communities are minimised;

Policy CP15 - Protecting and Enhancing the Environment - States that the high quality of the natural and man-made environment will be sustained by safeguarding and, where possible, enhancing the historic and natural environment including the character and setting of areas of acknowledged importance. This includes the protection of Sites both statutory and non statutory and the conservation and enhancement of biodiversity through safeguarding habitats and species that are included in the UK BAP;

	<p>Policy CP16 - Design Quality - Proposals for all new development will be expected to contribute to achieving high quality design and have regard to the local character, identity and context of its surroundings including historic townscapes, settlement patterns and the open countryside.</p>
<p>Brief description of the Natura 2000 sites</p>	<p><u>Lower Derwent Valley SAC (UK 0030253)</u></p> <p>The Lower Derwent Valley in north-east England contains a greater area of high-quality examples of lowland hay meadows than any other UK site and encompasses the majority of this habitat type occurring in the Vale of York. The abundance of the rare narrow-leaved water-dropwort <i>Oenanthe silaifolia</i> is a notable feature. Traditional management has ensured that ecological variation is well-developed, particularly in the transitions between this grassland type and other types of wet and dry grassland, swamp and fen vegetation.</p> <p>Annex I habitats that are a primary reason for selection of this site: Lowland hay meadows (<i>Alopecurus pratensis</i>, <i>Sanguisorba officinalis</i>).</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site: Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) * Priority feature.</p> <p>No Annex II species are a primary reason for selection of this site but otter <i>Lutra lutra</i> is present as a qualifying feature.</p> <p><u>Lower Derwent Valley Ramsar (UK 11037)</u></p> <p>This site is also designated as a Ramsar site as the Lower Derwent Valley represents one of the most important examples of traditionally managed species-rich alluvial flood meadow habitat remaining in the UK. The river and these flood lands play a substantial role in the hydrological and ecological functioning of the internationally important Humber basin. The site has a rich assemblage of wetland invertebrates including 16 species of dragonfly and damselfly, 15 British Red Data Book wetland invertebrates as well as a leafhopper (<i>Cicadula ornata</i>) for which Lower Derwent Valley is the only known site in Great Britain.</p> <p>The site also qualifies as a staging post for passage birds in spring. Of particular note are the nationally important numbers of ruff, (<i>Philomachus pugnax</i>) and whimbrel, (<i>Numenius phaeopus</i>).</p> <p>The qualifying criteria for which the Ramsar is listed are summarised over the page.</p> <p>Ramsar criterion 1 - The site represents one of the most important examples of traditionally managed species-rich alluvial flood meadow habitat remaining in the UK. The river and flood meadows play a substantial role in the hydrological and ecological functioning of the Humber Basin.</p>

Ramsar criterion 2 - The site has a rich assemblage of wetland invertebrates including 16 species of dragonfly and damselfly, 15 British Red Data Book wetland invertebrates as well as a leafhopper, *Cicadula ornate* for which Lower Derwent Valley is the only known site in Great Britain.

Ramsar criterion 4 - The site qualifies as a staging post for passage birds in spring. Of particular note are the nationally important numbers of ruff, *Philomachus pugnax* and whimbrel, *Numenius phaeopus*.

Ramsar criterion 5 - Assemblages of international importance:

Species with peak counts in winter:

- 31942 waterfowl (5 year peak mean 1998/99-2002/2003).

Ramsar criterion 6 – species/populations occurring at levels of international importance.

Qualifying Species/populations (as identified at designation):

Species with peak counts in winter:

- Eurasian wigeon, *Anas penelope*, NW Europe 8350 individuals, representing an average of 2%;
- of the GB population (5 year peak mean 1998/9 - 2002/3); and
- Eurasian teal, *Anas crecca*, NW Europe 4200 individuals, representing an average of 1% of the population (5 year peak mean 1998/9 - 2002/3).

Lower Derwent Valley SPA (UK9006092)

Qualifications under article 42 (79/409 EEC): (figures based on percentage of GB populations base on 5 year man peak counts):

- Overwintering birds: - bewick swan *Cygnus columbianus bewickii* 0.7%, ruff *Philomachus pugnax* 19%, golden plover *Pluvialis apricaria* 2.4%;
- Breeding birds: - Shovler *Anas clypeata* 5%, teal *Anas crecca* 1.5%, wigeon *Anas Penelope* 6.7%; and
- Supports an internationally important assemblage of 40616 wildfowl.

Current threats include:

- Eutrophication risk due to agricultural run-off and domestic sewage residues are currently being investigated by Natural England (NE) to determine the scale and effect before preventative measures can be formulated;
- Water abstraction and the associated tidal barrage are thought to adversely affect water levels and qualities on the site. This is being investigated through a joint project between NE, Environment Agency (EA) and the private water company;
- Coal mining takes place adjacent to the site. The potential effects of this are monitored with mitigation where necessary via a section 106 planning agreement; and
- Recreational disturbance is increasing due to increased house building adjacent to the site.

Skipworth Common SAC (UK0030276)

The northern Atlantic wet heath at Skipworth Common is the most extensive of its type in the north of England. The M16 *Erica tetralix* – *Sphagnum compactum* wet heath is dominated by cross-leaved heath and purple moor-grass *Molinia caerulea*. There is a small population of marsh gentian *Gentiana pneumonanthe*. The wet heath is part of transitions from open water, fen, reed and swap to 4030 European dry heaths and other habitats. The site has great ornithological and entomological importance.

Skipworth Common is one of the only two extensive areas of open heathland remaining in the Vale of York, the other being Strensall Common. The dry heath element is an example of H9 *Calluna vulgaris* – *Deschampsia flexuosa* heath dominated by heather. The area has entomological and ornithological importance, with nearly 80 species of birds recorded, including European nightjar *Caprimulgus europaeus*.

Annex I habitats that are a primary reason for selection of this site - 4010 Northern Atlantic wet heaths with *Erica tetralix*, 4030 European dry heaths.

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site - not applicable.

Annex II species that are a primary reason for selection of this site - not applicable.

Annex II species present as a qualifying feature, but not a primary reason for site selection - not applicable.

The Humber Estuary SAC (UK30170)

The Humber is the second-largest coastal plain estuary in the UK, and the largest coastal plain estuary on the east coast of Britain. It is a muddy, macro-tidal estuary, fed by the Rivers Ouse, Trent, Hull, Ancholme and Graveney. Habitats within the Humber Estuary include 1330 Atlantic salt meadows and a range of sand dune types in the outer estuary, together with subtidal sandbanks (H1110 Sandbanks which are slightly covered by sea water all the time), extensive intertidal mudflats (H1140 Mudflats and sandflats not

covered by seawater at low tide), glasswort beds (H1310 Salicornia and other annuals colonising mud and sand), and 1150 coastal lagoons. As salinity declines upstream, reedbeds and brackish saltmarsh communities fringe the estuary. Significant fish species include 1099 river lamprey *Lampetra fluviatilis* and 1095 sea lamprey *Petromyzon marinus* which breed in the River Derwent, a tributary of the River Ouse.

Annex I habitats that are a primary reason for selection of this site - 1130 Estuaries, 1140 Mudflats and sand flats not covered by seawater at low tide.

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site - 1110 Sandbanks which are slightly covered by sea water all the time, 1150 Coastal lagoons * Priority feature, 1310 Salicornia and other annuals colonising mud and sand, 1330 Atlantic salt meadows (*Glauco-Puccinellietalia maritima*), 2110 Embryonic shifting dunes, 2120 Shifting dunes along the shoreline with *Ammophila arenaria* ('white dunes'), 2130 Fixed dunes with herbaceous vegetation ('grey dunes') * Priority feature, 2160 Dunes with *Hippophae rhamnoides*

Annex II species that are a primary reason for selection of this site - Not applicable.

Annex II species present as a qualifying feature, but not a primary reason for site selection - 1095 Sea lamprey *Petromyzon marinus*, 1099 River lamprey *Lampetra fluviatilis*, 1364 Grey seal *Halichoerus grypus*.

Humber Estuary Ramsar (UK 11031)

The Humber Estuary is the largest macro-tidal estuary on the British North Sea coast. It drains a catchment of some 24,240 square kilometres and is the site of the largest single input of freshwater from Britain into the North Sea. It has the second-highest tidal range in Britain (max 7.4 m) and approximately one-third of the estuary is exposed as mud or sand flats at low tide. The inner estuary supports extensive areas of reedbed with areas of mature and developing saltmarsh backed in places by limited areas of grazing marsh in the middle and outer estuary. On the north Lincolnshire coast the saltmarsh is backed by low sand dunes with marshy slacks and brackish pools. The Estuary regularly supports internationally important numbers of waterfowl in winter and nationally important breeding populations in summer.

The qualifying criteria for which the Ramsar is listed are summarised below:

Ramsar Criterion 1- The site is a representative example of a near-natural estuary with the following component habitats: dune systems and humid dune slacks, estuarine waters, intertidal mud and sand flats, saltmarshes, and coastal brackish/saline lagoons.

Ramsar Criterion 3 - The Humber Estuary Ramsar site supports a breeding colony of grey seals *Halichoerus grypus* at Donna Nook.

It is the second largest grey seal colony in England and the furthest south regular breeding site on the east coast. The dune slacks at Saltfleetby-Theddlethorpe on the southern extremity of the Ramsar site are the most north-easterly breeding site in Great Britain of the natterjack toad *Bufo calamita*.

Ramsar criterion 5 - Assemblages of international importance: (based on 5 year peak mean 1996/97-2000/2001):

- 153,934 waterfowl, non-breeding season; and
- 153934 waterfowl Species with peak counts in winter

Ramsar criterion 6 – species / populations occurring at levels of international importance (based on 5 year mean peak 1996-2000):

- Eurasian golden plover, *Pluvialis apricaria* ssp *albifrons* 17,996 individuals, passage, representing an average of 2.2% of the population;
- Red knot, *Calidris canutus* ssp *islandica* 18,500 individuals, passage, representing an average of 4.1% of the population; and
- Common redshank, *Tringa tetanus* ssp *britannica* 4,632 individuals, wintering, representing an average of 3.6% of the population (5 year peak mean 1996/7-2000/1).

Qualifying Species/populations (as identified at designation):

Species with peak counts in spring/autumn: (based on 5 year mean peak counts 1996 -2000)

- European golden plover *Pluvialis apricaria* ssp *altifrons* 17996 individuals, representing an average of 2.2% of the population;
- Red knot, *Calidris canutus* ssp *islandica*, (wintering) 18500 individuals, representing an average of 4.1% of the population;
- Dunlin, *Calidris alpina* ssp *alpina*, 20269 individuals, representing an average of 1.5% of the population;
- Black-tailed godwit, *Limosa limosa* ssp *islandica*, 915 individuals, representing an average of 2.6% of the population;
- Common redshank, *Tringa tetanus* ssp *totanus*, 7462 individuals, representing an average of 5.7% of the population.

Species with peak counts in winter: (based on 5 year mean peak counts 1996/7 -2000/1)

- Common shelduck *Tadorna tadorna* 4464 individuals, representing an average of 1.5% of the population;
- European golden plover *Pluvialis apricaria* ssp *altifrons* 30709 individuals, representing an average of 3.8% of the population;
- Red knot *Calidris canutus* ssp *islandica*, 28165 individuals, representing an average of 6.3% of the population;
- Dunlin *Calidris alpina* ssp *alpina*, 22222 individuals, representing an average of 1.7% of the population;

- Black-tailed godwit *Limosa limosa* ssp *islandica*, 1113 individuals, representing an average of 3.2% of the population; and
- Bar-tailed godwit *Limosa lapponica* ssp *lapponica*, 2752 individuals, representing an average of 2.3% of the population.

Ramsar criterion 8 - The Humber Estuary acts as an important migration route for both river lamprey *Lampetra fluviatilis* and sea lamprey *Petromyzon marinus* between coastal waters and their spawning areas.

Humber Estuary SPA (UK 9006111)

Qualifications under article 41 (79/409 EEC): (figures based on percentage of GB populations base on 5 year man peak counts)

During the breeding season the area regularly supports:

- Bittern *Botaurus stellaris* 10.5% of the population in Great Britain (2000-2002);
- Marsh harrier *Circus aeruginosus* 6.3% of the population in Great Britain (1998-2002);
- Avocet *Recurvirostra avosetta* 8.6% of the population in Great Britain(1998-2002); and
- Little tern *Sterna albifrons* 2.1% of the population in Great Britain (1998-2002).

Over winter the area regularly supports:

- Bittern *Botaurus stellaris* 4% of the population in Great Britain (1998/9 to 2002/3);
- Hen harrier *Circus cyaneus* 1.1% of the population in Great Britain (1997/8 to 2001/2);
- Bar- tailed godwit *Limosa lapponica* 4.4% of the population in Great Britain(1996/7 to 2000/1);
- Golden plover *Pluvialis apricaria* 12.3% of the population in Great Britain (1996/7 to 2000/1); and
- Avocet *Recurvirostra avosetta* 1.7% of the population in Great Britain (1996/7 to 2000/1).

On passage the area regularly supports:

- Ruff *Philomachus pugnax* 1.4% of the population in Great Britain (1996-2000).

Qualifications under article 42 (79/409 EEC): (figures based on percentage of GB populations base on 5 year man peak counts)

Over winter the area regularly supports:

- Dunlin *Calidris alpina alpina* 1.7% of the population (1996/7 to 2000/1);
- Red knot *Calidris canutus* 6.3% of the population (1996/7 to 2000/1);
- Bar tailed godwit *Limosa limosa islandica* 3.2% of the population (1996/7 to 2000/1);
- Shellduck *Tadorna tadorna* 1.5% of the population (1996/7 to 2000/1); and
- Red shank *Tringa tetanus* 3.6% of the population (1996/7 to 2000/1).

On passage the area regularly supports:

- Dunlin *Calidris alpina alpina* 1.5% of the population (1996-2000);
- Red knot *Calidris canutus* 4.1% of the population (1996-2000);
- Bar-tailed godwit *Limosa limosa islandica* 2.6% of the population (1996-2000); and
- Redshank *Tringa tetanus* 5.7% of the population (1996-2000).

Article 4.2 qualification (79/409/EEC): An internationally important assemblage of birds AN

In the non-breeding season the area regularly supports:

- 153934 waterfowl (5 year peak mean 1996/7 to 2000/1).

The Humber Estuary is subject to the impacts of human activities (past and present) as well as ongoing processes such as sea level rise and climate change. Management intervention is therefore necessary to enable the estuary to recover and to secure the ecological resilience required to respond to both natural and anthropogenic change. Key issues include coastal squeeze, impacts on the sediment budget, and geomorphological structure and function of the estuary (due to sea level rise, flood defence works, dredging, and the construction, operation and maintenance of ports, pipelines and other infrastructure), changes in water quality and flows, pressure from additional built development, and damage and disturbance arising from access, recreation and other activities. Coastal squeeze is being addressed through the development and implementation of the Humber Flood Risk Management Strategy. All proposals for flood defence, development, dredging, abstractions and discharges which require consent from any statutory body, and land use plans which may have impacts upon the site are subject to assessment under the Conservation (Natural Habitats, &c.) Regulations 1994 (the "Habitats Regulations"). Diffuse pollution will be addressed through a range of measures including implementation of the Waste Water Framework Directive and Catchment Sensitive Farming initiatives. Other issues are addressed via a range of measures including regulation of on-site land management activities and implementation of the Humber Management Scheme, developed by all relevant statutory bodies to assist in the delivery of their duties under the Habitats Regulations.

Assessment Criteria

<p>Describe the individual elements of the project (either alone or in the combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site.</p>	<p>The following policies of the Core Strategy were considered to have the potential to affect the Natura 2000 sites by virtue of:</p> <ul style="list-style-type: none"> A) An increase in housing allocations situated within 5km which could lead to increased visitor pressure to countryside sites including those covered by the Natura 2000 designations listed above; B) Could result in an increase in economic activities that would encourage tourism generally and hence have the potential to indirectly result in increased visitor pressure to countryside sites, including the sites covered by the Natura 2000 designations listed above; and C) If wind energy sites are encouraged (as per CP14) and are situated in areas where they could affect bird populations which are designated features of the above Natura 2000 site this may have the potential to result in adverse effects. <p>Policy CP1 Spatial Development Strategy - identifies which towns and villages should be the focus for new housing, employment, retail, commercial, and leisure facilities and set out principals which will be applied in permitting development in these areas.</p> <p>Policy CP2 The Scale and Distribution of Housing - sets out the distribution of new housing allocations across each of the towns and villages identified.</p> <p>Policy CP10 Rural Diversification - provides details of how proposals for rural diversification will be supported that entail the extension or re-use of existing premises, farm diversification enterprises, or recreation and tourism activity.</p> <p>Policy CP14 Renewable Energy - states that the Council will support new sources of renewable energy generation provided that development proposals can demonstrate that the wider environmental, economic and social benefits outweigh harm caused to the environment and local amenity, and impacts on local communities are minimised.</p> <p>The remaining policies of the Core Strategy were not considered likely to have the potential to affect the Natura 2000 sites because:</p> <ul style="list-style-type: none"> A) The other policies of the Core strategy contained commitments designed to safeguard the integrity of the Natura 2000 sites; or B) Policies were directed at settlements situated over 5km from the Natura 2000 sites; or C) The policies were concerned with aspects of development that would not lead to any impacts on the integrity of the Natura 2000 sites. <p>In addition, the above identified policies of the Core Strategy may have the potential to cause effects on the Natura 2000 sites if they are enacted in combination with the following existing policies and extant planning consents:</p>
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Existing planning policy

- Strategic residential Site D and strategic employment site G, which are now combined to form a single strategic development site in the Draft Core Strategy, both of which lie within or adjacent to Selby town;
- There are three existing Designated Service Villages within 5km of Skipwith Common SCA, these are; North Duffield, Riccall and Barby; all of which are included within the Cores Strategy; and
- There are two Service Villages; North Duffield and Hemingbrough, within 5km of the Lower Derwent Valley Natura 2000 designations, both of which are included within the Core Strategy.

The significance of the Designated Service Villages is that they are put forward as locations for modest amounts of further planned growth but the extent of that growth in each settlement will only be decided in the future Allocations DPD. It may or may not be more than 50 dwellings. The Allocations DPD will clearly need an Appropriate Assessment at that time.

Extant planning consents for major developments as defined below

a) Employment Commercial sites over 1000 sq.m:

CO/2004/0011 / 8/16/97R/PA - Erection of a food retail unit at BOCM Olympia Mills, Barby Road, Barby, Selby, North Yorkshire. Approved – 05/12/2006 Expires – 04/12/2011 Floor area:- 1292 sq.m (net sales area), 1650 sq.m (gross sales area).

2008/0557/OUT / 8/16/359C/PA - Outline application for a mixed employment development of Business (B1), General Industry (B2) and Storage and Distribution (B8) use to include means of access and indicative landscaping on 5.42ha land at Barby Road, Barby, Selby, North Yorkshire. Approved 06/08/2008 Expires 05/11/2011.

b) Residential sites of >20 dwellings:

2005/0336/OUT / 8/19/1573/PA - Outline application for residential development (including means of access) on 7.6ha land at Holme Lane / Coupland Road, Selby, North Yorkshire. Section 73 application (2006/0919/FUL/8/19/1573A/PA) for variation of Condition no. 1 on previously approved outline application 2005/0336/OUT / 8/19/1573/PA to extend the period within which application for approval of Reserved Matters can be made. Approved – 24/06/2005 (approval date for original outline application). Expires – 23/06/2010 (extended date approved under Section 73 application).

	<p>2006/0425/FUL / 8/19/1626/PA - Erection of 123 residential dwellings and associated car parking and landscaping on land at Providence Mill, Holme Lane, Selby, North Yorkshire. Approved – 02/10/2006. Expires – 01/10/2009 (work has commenced).</p> <p><u>c) Wind Farms</u></p> <p>CO/2002/0780 / 8/26/62/PA - Erection of twelve wind turbines with associated tracks, crane hardstandings, anemometer, underground cables and switchgear house and compound for the purpose of producing electricity on land at Pease Farm & Rusholme Grange, Newland, Selby, North Yorkshire. Approved – 19/10/2006. Expires – 18/10/2011 (work has commenced).</p>
<p>Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of: size and scale land take distance from the Natura 2000 site or key features of the site resource requirements (water abstraction etc) emissions (disposal to land, water or air) excavation requirements transportation requirements duration of construction operation decommissioning etc other</p>	<p><u>Lower Derwent Valley SAC</u> None of the site allocations within the Core Strategy lie within or adjacent to the SAC and therefore direct impacts on the designated features are unlikely. However, there are housing allocations in Duffield situated within 500m and Hemingbrough within 3km (as well as other allocations further afield in Selby and nearby villages at distances over 5km) that could result in an increase in visitor pressure to those parts of the SAC that are publicly accessible. (For example areas within the Lower Derwent Valley NNR and habitats situated adjacent to Public Rights of Way (PRoW) (along the River at Bubworth Ings) could be affected). This could lead to impacts arising from human disturbance on sensitive habitats that are Annex 1 features (such as lowland hay meadows and alder ash woodland) and to Annex 2 species that are vulnerable to disturbance, such as otter.</p> <p><u>Lower Derwent Valley Ramsar</u> None of the site allocations within the Core Strategy lie within or adjacent to the Ramsar and therefore direct impacts on the designated features are unlikely.</p> <p>Comments made above relating to habitat disturbance from the potential for increased visitor pressure to publicly accessible areas of the Ramsar due to the proposed increase in local housing allocations would also apply to habitats that are listed in criterion 1 of the Ramsar. In addition to this, there could be an increase in levels of disturbance experienced by bird species cited in criteria 1 - 6 that could occur within and adjacent to areas that are accessible to the public. (Many of the species listed in the Ramsar citation are wading bird and wildfowl that are vulnerable to visual disturbance).</p> <p>As well as potential impacts arising from increased visitor pressure, if the enactment of policy CP14 supporting new sources of renewable energy results in additional wind energy sites being situated in areas that could affect bird populations cited in the Lower Derwent Valley Ramsar criteria, this could lead to an adverse effect, either alone or in combination with other consented wind farm schemes such as the wind farm site currently under construction at Newland situated some 7km to the south.</p>

Lower Derwent Valley SPA

None of the site allocations within the Core Strategy lie within or adjacent to the SPA and therefore direct impacts on the designated features are unlikely.

Potential impacts to bird populations that are qualifying populations of the SPA are the same as those described for the Ramsar above. It should be noted that recreational disturbance to bird populations is cited as a threat to bird populations within the SPA designation document.

Skipworth Common SAC

None of the site allocations within the Core Strategy lie within or adjacent to the SAC and therefore direct impacts on the designated features are unlikely.

However, there are two allocations for housing in Riccall and North Duffield that lie within 2km of the SAC and there are further allocations in Selby, Balby, Osgodby and Wilstow which lie within 5km of the SAC that that could result in an increase in visitor pressure to those parts of the SAC that are publicly accessible. Given that the Common is a National Nature Reserve (NNR) it should be assumed that many areas of the Site will be accessible to the public. This could lead to impacts arising from human disturbance on sensitive habitats that are Annex 1 features (such as the wet and dry heaths) and to species for which the Common is particularly important such as nightjar.

The Humber Estuary SAC

None of the site allocations within the Core Strategy lie within or adjacent to the SAC and therefore direct impacts on the designated features are unlikely.

There are no settlements with housing allocations within the Core Strategy that lie within 5km of the SAC, although due to the presence of the Trans-Pennine Trail along the banks of the Humber, it is possible that land adjacent to designated habitats may experience more visitors as a result of increases in housing allocations in and around Selby.

However the Annex 1 habitats likely to be present in sections of the River along the Trans-Pennine Trail are likely to be intertidal mud and sand flats which are not likely to experience visitor disturbance. Therefore no impact on Annex 1 habitats would be likely.

River lamprey and sea lamprey which are Annex 2 species would not be affected by any of the policies of the Core Strategy and

	<p>although grey seal is listed as an Annex 2 species, populations are likely to occur in habitats closer to the coast which would be outside the potential 'zone of influence' affected by any of the Policies of the Core Strategy.</p> <p><u>Humber Estuary Ramsar</u> None of the site allocations within the Core Strategy lie within or adjacent to the Ramsar and therefore direct impacts on the designated features are unlikely.</p> <p>Due to the presence of the Trans-Pennine Trail along the banks of the Humber is possible that habitats listed within the Ramsar Criteria may experience an increase in levels of disturbance. Whilst this would not be likely to affect the integrity of habitats it may have the potential to increase levels of disturbance experienced by bird species cited in criteria 1-6 which may be present in habitats adjacent to the Trans-Pennine Trail. (Many of the species listed in the Ramsar citation are wading bird and wildfowl that are vulnerable to visual disturbance.)</p> <p>As well as potential impacts arising from increased visitor pressure, if the enactment of policy CP14 supporting new sources of renewable energy results in additional wind energy sites being situated in areas that could affect bird populations cited in the Humber Estuary Valley Ramsar criteria, this could lead to an adverse effect, either alone or in combination with another consented wind farm scheme currently under construction at Newland situated some 3.5km km to the east.</p> <p><u>Humber Estuary SPA</u> None of the site allocations within the Core Strategy lie within or adjacent to the Ramsar and therefore direct impacts on the designated features are unlikely.</p> <p>Potential impacts to bird populations that are qualifying populations of the SPA are the same as those described for the Ramsar above. It should be noted that recreational disturbance to bird populations is cited as a threat to bird populations.</p>
<p>Describe any likely changes to the site arising as a result of: reduction of habitat area disturbance to key species</p>	<p>No changes in terms of the geographic extent or type of habitats present on any of the Natura 2000 sites would be likely to arise from implementation of the Core Strategy, either alone or in combination with the other plans or projects cited above.</p> <p>Habitat quality in publicly accessible areas at Skipworth Common NNR and Derwent Valley NNR which lie within SAC and Ramsar designations could be affected if the presence of visitors is not managed appropriately. (For example the floral composition of dry and wet heathland habitats at Skipworth Common could change in response to changing patterns of soil erosion and nutrient input that could be caused by increased visitor traffic).</p> <p>Changes in levels of disturbance experienced by avifauna occurring in or adjacent to publicly accessible areas at all three sites (i.e. Skipworth Common, Lower Derwent Valley and the Humber Estuary) may result in changes in patterns of behaviour and use of areas affected by visitor disturbance.</p>

	<p>The incidence of bird strike on populations of waders and wildfowl moving to and from habitats within the Lower Derwent Valley and Humber Estuary may increase if wind farm projects (promoted through Policy CP14 Renewable Energy) are sited on migratory routes.</p>
<p>Describe any impacts on the Natura 2000 site as a whole in terms of: Interference with the key relationships that define the structure of the site Interference with key relationships that define the function of the site</p>	<p>None of the impacts described above would be likely to result in any changes that directly affect the overall coherence or function of any of the Natura 2000 Sites, or affect the key environmental and geographical factors which underpin their existence. Nevertheless, the impacts described above could lead to measureable changes in the quality and extent of habitats and in the number and distribution of species that comprise the Natura 2000 designations if impacts are not appropriately avoided or mitigated.</p>
<p>Provide indicators of significance as a result of the identification of effects set out above in terms of: Loss fragmentation disruption disturbance change to key elements of the site</p>	<p>Indicators of significance would be:</p> <ul style="list-style-type: none"> • A decrease in the extent or quality of Annex1 habitats within publicly accessible areas at either Skipworth Common NNR or Lower Derwent Valley NNR resulting from the effects of increased visitor numbers; • A decline in the number, distribution or changes in patterns of behaviour of bird populations within or adjacent to publicly accessible areas the Lower Derwent Valley NNR (or other areas covered by the SPA / Ramsar that are publicly accessible e.g. along ProWs) resulting from the effects of increased visitor numbers; • A decline in the number, distribution or changes in patterns of behaviour of bird populations within or adjacent to publicly accessible areas the Lower Derwent Valley NNR (or other areas covered by the SPA / Ramsar that are publicly accessible e.g. along ProWs) resulting from the effects of increased visitor numbers; • A decline in the number, distribution or changes in patterns of behaviour of bird populations within or adjacent to publicly accessible areas of the Humber Estuary SPA / Ramsar resulting from the effects of increased visitor numbers; and • An increase in the incidence of bird strike from wind turbines on populations of waders and wildfowl moving to and from habitats within the Lower Derwent Valley and Humber Estuary.
<p>Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the magnitude of impacts is not known.</p>	<p>The magnitude of potential impacts identified above is unknown at this stage and would be dependent on any change in the levels of recreational use of sites covered by the Natura 2000 designations. It will also be dependent on whether current levels of visitor provision at these sites are adequate and their capacity to cope with an increase in visitor numbers.</p> <p>The locations of new wind energy projects coming forward in response to Policy CP14 – Renewable Energy are also unknown at this stage. Such developments would be likely to be subject to individual Environmental Impact Assessment (including AA where necessary) and would therefore also need to be assessed independently once details are known.</p>

4. CONCLUSION

- 4.1 Several of the Policies of the Core Strategy have the potential to affect Natura 2000 Sites. The designations that could be potentially affected are:
- The Lower Derwent Valley SAC, Ramsar and SPA designations;
 - Skipworth Common SAC; and
 - The Humber Estuary SAC, Ramsar and SPA designations.
- 4.2 Impacts arising from implementation of the Core Strategy (and impacts arising from in combination effects from other plans or projects) are likely to be confined to changes in the quality and extent of habitats and in the number and distribution of species that comprise the Natura 2000 designations which could arise from an increase in visitor numbers to publicly accessible areas of the designations.
- 4.3 There is also the potential for bird populations that form part of both Ramsar and SPA designations within the Lower Derwent Valley and Humber Estuary being adversely affected by bird strike from wind turbines if these are sited on migratory routes. This could arise through the enactment of Policy CP14 which promotes renewable energy projects.
- 4.4 It is therefore concluded that a full Appropriate Assessment of the Core Strategy will be required. This will need to include a more detailed assessment of current levels of visitor use and provision at sites covered by the Natura 2000 designations and details of how impacts of increased visitor use could be avoided or mitigated, through improvements to visitor infrastructure and access controls where these are deemed necessary.
- 4.5 In relation to the promotion of renewable energy projects through policy CP14, although it already states that development proposals would need to “**demonstrate that the wider environmental, economic and social benefits outweigh harm caused to the environment and local amenity, and impacts on local communities are minimised**”, it is considered that the policy should contain stronger wording to ensure that projects that would affect Natura 2000 sites do not go forward for planning consent.

Appendix 1 Policies of the Core Strategy

Appendix 1 Policies of the Core Strategy

Policy CP1 - Spatial Development Strategy

A The location of future development within Selby District will be based on the following principles:

- a) The majority of new development will be directed to the towns and more sustainable villages depending on their future role as employment, retail and service centres, the level of local housing need, and particular environmental, flood risk and infrastructure constraints:
- Selby as a Principal Town will be the focus for new housing, employment, retail, commercial, and leisure facilities, with complimentary growth in the adjoining villages of Barlby / Osgodby, Brayton and Thorpe Willoughby;
 - Sherburn in Elmet and Tadcaster are designated as Local Service Centres where further housing, employment, retail, commercial and leisure growth will take place appropriate to the size and role of each settlement;
 - The following are designated as Service Villages where there is scope for additional residential and small scale employment growth to support rural sustainability and in the case of Barlby / Osgodby, Brayton and Thorpe Willoughby to compliment growth in Selby.

Barlby/Osgodby*	Kellington
Brayton	Monk Fryston/Hillam*
Carlton	North Duffield
Church Fenton	Riccall
Eggborough	South Milford
Fairburn	Thorpe Willoughby
Hambleton	Wistow
Hemingbrough	

* villages with close links and shared facilities

- b) Limited amounts of development will be absorbed in secondary villages (inside development limits) through small scale development on PDL or through redevelopment or extension of existing premises, provided development does not adversely affect the character of the area.
- c) Elsewhere, outside development limits, development in the countryside will be strictly limited to that which would diversify the local economy, enable the re-use or replacement of existing buildings, or meet affordable housing need or other exceptional circumstances.
- d) In Green Belt, including villages washed over by Green Belt, development must conform to national and regional Green Belt policies.

B Land will be allocated for development in Selby, Sherburn in Elmet, Tadcaster and designated Service Villages through an Area Action Plan for Selby and adjoining villages and an Allocations DPD based on the following 'sequential approach':

1. previously developed land and buildings within the settlement;

2. suitable greenfield land within the settlement;
3. extensions to settlements, previously developed land before Greenfield.

A sequential approach will also be adopted to direct development to areas with the lowest flood risk identified through the Selby Strategic Flood Risk Assessment, taking account of the vulnerability of the type of development proposed and its contribution to achieving vital and sustainable communities.

- C The target for the proportion of housing development on previously developed land is 50% over the period 2004 – 2017.

Policy CP2 - The Scale and Distribution of Housing

- A. In meeting the overall Regional Spatial Strategy minimum housing requirements, and after taking account of current commitments, housing land allocations will be required to provide for the development of approximately 5,140 dwellings, distributed as follows:

Settlement/ Settlement Group	Total Minimum Requirement 2009 – 2026 (Dwellings)	Indicative Total Annual Delivery Target (Dwellings)	Contribution from Existing Commitments at 31.3.09 * (Dwellings)	Requirement From New Allocations (Dwellings)
Selby, Barlby/ Osgodby Brayton, Thorpe Willoughby **	4265	251	1401	2864
Sherburn in Elmet	680	40	200	480
Tadcaster	680	40	152	528
Designated Service Villages ***	1495	88	230	1265
Secondary Villages ****	360	21	360	0
Total	****7480	440	2343	5137
* Commitments have been reduced by 10% to allow for non delivery				
** Corresponds with the area to be covered by the Selby Area Action Plan. See definition in Paragraph 4.8				
*** Excluding Barlby/Osgodby, Brayton and Thorpe Willoughby villages within the Selby Area Action Plan.				
**** Contribution from existing commitments only.				
***** RSS minimum target (440 dpa) x 17 years.				

- B. In order to accommodate the scale of growth required at Selby up to 1,000 dwellings will be delivered through an extension to the existing built up area to the north-west of the town, and a further 800 dwellings and 45 ha of employment land will be delivered to the east of the town. Smaller scale sites in Selby and Barlby / Osgodby, Brayton and Thorpe Willoughby to accommodate about 1,100 dwellings will be identified through an Area Action Plan.
- C. Options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered in an Allocations DPD.
- D. Allocations will be sought in the most sustainable villages (Designated Service Villages) where local need is established through a Strategic Housing market Assessment and/or other local information. Specific sites will be identified through an Allocations DPD.

Policy CP3 Managing Housing Land Supply

- A. The Council will monitor the delivery of housing across the District to identify land supply issues which are causing, or may result in, poor delivery performance and, where necessary, take appropriate remedial action. Similarly, continued over-provision in relation to the indicative targets in Policy CP2 and the housing trajectory may also be addressed through remedial action in cases where it is considered the continuation of trends would prejudice the objectives of the Core Strategy and the Regional Spatial Strategy.
- B. In the event of a shortfall in the District Five Year Land Supply being identified, or anticipated, further sites will be brought forward to meet identified potential shortfalls in delivery across the District through a Supplementary Planning Document. Sites will be sourced from the Selby Area Action Plan and Allocations DPD.

Prior to these Development Plan Documents being adopted, the pool of unimplemented Phase 2 allocations in the Selby District Local Plan (Policies H2A / H2) will provide the source from which appropriate sites will be drawn and tested through a Supplementary Planning Document.
- C. In the event of a shortfall in the cumulative target for the provision of housing on previously developed land being identified, or anticipated, the Council will take remedial action wherever opportunities can be identified to do so.

CP4 Housing Mix

All proposals for housing must contribute to the creation of mixed communities by ensuring that the types and sizes of dwellings provided reflect the demand and profile of households evidenced from the most recent strategic housing market assessment and robust housing needs surveys whilst having regard to the existing mix of housing in the locality.

Policy CP5 Providing Affordable Housing

- A. The Council will seek to achieve a 40/60% affordable/market housing ratio within overall housing delivery.
- B. In pursuit of this aim, the Council will negotiate for on-site provision of affordable housing on all sites above the following thresholds:
 - I. In Selby developments of 10 dwellings (or sites of 0.3ha) or more;
 - II. In Sherburn in Elmet, Tadcaster and designated Service Villages developments of 5 dwellings (or sites of 0.15ha) or more.
 - III. In all other areas developments of 3 dwellings (or sites of 0.1ha) or more.

The target percentage of affordable dwellings to be negotiated will reflect the anticipated housing market and viability levels over a short term period (up to 3 years) and this will be subject to periodic amendment if the circumstances affecting viability change significantly.

- C. On sites below the threshold, other than in Selby, a commuted sum will be sought to provide affordable housing within the District.
- D. The tenure split and the type of housing being sought will be based on the Council's latest evidence on local need.
- E. An appropriate agreement will be secured at the time of granting planning permission to secure the long term future of affordable housing. In the case of larger schemes, the affordable housing provision will be reviewed prior to the commencement of each phase.

Policy CP6 Rural Housing Exceptions Policy

In settlements with less than 3,000 population planning permission will be granted for small scale 'rural affordable housing' as an exception to normal planning policy where schemes are restricted to affordable housing only and provided all of the following criteria are met:

- i) The site is within or adjoining, the Development Limits of a village.
- ii) A local need has been identified, the nature of which is met by the proposed development.
- iii) The development is sympathetic to the form and character and landscape setting of the village and in accordance with normal development management criteria, and
- iv) The site is not protected for recreation, amenity, nature conservation, landscape or heritage value.

An appropriate agreement will be secured, at the time of the granting of planning permission to secure the long term future of the affordable housing.

Policy CP7 - The Travelling Community

The Council will identify land to accommodate additional gypsy and traveller pitches required through an Allocations DPD, in line with the accepted findings of future up to date Sub-Regional Surveys or other accepted evidence.

New pitches, should be located in or close to a settlement containing a primary school, shops and other local services, or constitute an extension to an existing permitted site. The following criteria will need to be met:

- i. the site is not situated within the green belt, a locally important landscape area, an historic park and garden or an area of archaeological importance, and the site will not harm a site of acknowledged nature conservation importance;
- ii. the site provides adequate on-site facilities (including parking and storage) and levels of privacy;
- iii. the site is designed in accordance with current good practice design guidance
- iv. the site is well screened, or is capable of being screened, and would not have a significant adverse effect on local amenity and the character and appearance of the surrounding area; and
- v. the site has safe and convenient access to the highway network.

Policy CP8 Access to Services, Community Facilities and Infrastructure

1.3 Infrastructure and community facilities needed in connection with new development must be in place or provided in phase with development. Where provision on-site is not appropriate, off-site provision or a financial contribution towards it will be sought. In appropriate circumstances the concept will also require the provision of green infrastructure and the incorporation of measures to mitigate or minimise the consequences of the development.

These provisions will be secured through conditions attached to the grant of planning permission or through planning obligations, taking account of requirements set out in future supplementary planning documents.

Policy CP9 - Economic Growth

Support will be given to developing and revitalising the local economy by:

- i. Providing for an additional 45 ha of employment land as part of a mixed strategic housing / employment expansion to the east of Selby to meet the range of needs of both incoming and existing employment uses
- ii. Giving priority to higher value business, professional and financial services and other growth sector jobs, particularly in Selby Town Centre and in high quality environments close to Selby by-pass
- iii. Encouraging high value knowledge based activities in Tadcaster
- iv. Supporting the more efficient use of existing employment sites and premises within defined Development Limits through modernisation of existing premises, expansion, redevelopment, re-use, and intensification.

- v. Safeguarding existing and allocated sites
- vi. Encouraging rural diversification in line with Policy CP10
- vii. Promoting opportunities relating to recreation and leisure uses
- viii. supporting the development of activities directly linked to existing rail infrastructure at the former Gascoigne Wood surface mine.
- ix. supporting the re-use of former mine sites and other commercial premises outside development limits, with economic activities appropriate to their countryside location, including tourism, recreation, research, and renewable energy generation.

Policy CP10 Rural Diversification

Proposals for rural diversification will be supported where this would entail:

- (i) the extension or re-use of existing premises within the existing curtilage of the property,
- (ii) farm diversification enterprises, or
- (iii) recreation and tourism activity.

Development should not harm the rural character of the area, be appropriate in scale and type to a rural location, and positively contribute to the amenity of the locality.

In Green Belt development must conform to national and regional Green Belt policies

Policy CP11 Town Centres and Local Services

A. Spatial Strategy

Selby

- i) Selby Town Centre will be the main focus for retail (including convenience and comparison), commercial, leisure, entertainment, food and drink, offices, hotels, indoor sports and recreation, and arts and cultural uses as the District's Principal Town.
- ii) The renaissance of Selby town centre will be promoted through managing its growth whilst supporting the existing pattern and distribution of shopping facilities.

Sherburn In Elmet and Tadcaster Town Centres

The role of Sherburn in Elmet and Tadcaster as Local Service Centres will be strengthened by encouraging a wider range of retail, service, and leisure facilities, to meet the needs of the area served by the centre, provided proposals are of an appropriate scale and would not have a detrimental affect on the vitality and viability of Selby town as the main focus for town centre uses.

Other Settlements

The Council will protect the vitality and viability of village services by supporting their role of serving the everyday needs of the local community through resisting the loss of retail floor space and other existing facilities.

B. Town Centre Vitality and Viability

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

- a) Resisting the loss of existing shopping and service outlets and improving retail choice by encouraging the provision of a variety of shops (sizes and types) and indoor / outdoor markets;
- b) Focussing proposals for offices within the defined town centres or in office park locations as defined in Area Action Plans and / or site Allocations DPD's;
- c) Encouraging a diversity of town centre uses including the enhancement of the range of arts, cultural and tourist facilities;
- d) Ensuring that proposals for main town centre uses outside town centres are subject to sequential testing and appropriate needs/impacts assessments in accordance with national policy;
- e) Requiring all proposals within town centres to provide a high quality and safe environment for users including pedestrians, supporting environmental improvements and facilitating improved accessibility to the centres, particularly by public transport and the management of off-street parking; and
- f) Identifying development opportunities through future DPDs.

CP12 Climate Change

To address the causes and potential impacts of climate change the Council will manage the design and location of development to:-

- a) Reduce the need to travel especially by private car, and to promote walking, cycling and use of public transport;
- b) Give preference to the use of previously developed land where this is sustainably located;
- c) Achieve the most efficient use of land without compromising the quality of the local environment;
- d) Ensure no net loss of flood storage capacity, avoid unacceptable flood risk and mitigate the potential impact of flooding where development in higher flood risk areas is unavoidable;
- e) Protect existing water resources, encourage water conservation measures and encourage water efficiency to help the District adapt to climate change and ensure sufficient water resources to meet its needs.
- f) Improve energy efficiency and minimise energy consumption through the orientation, layout and design of buildings and incorporation of facilities to support recycling;
- g) Promote the use of sustainable design and construction techniques, (including for example sustainable drainage systems, water heating storage, grey water recycling, and green roofs); and
- h) Protect, enhance and create habitats to both improve biodiversity resilience to climate change and utilise biodiversity to contribute to climate change mitigation and adaptation.

Policy CP13 - Improving Resource Efficiency

In order to promote increased resource efficiency, unless a particular scheme would be demonstrably unviable, the Council will require:

- a) New residential developments of 10 dwellings or more or non-residential schemes of 1000 m² gross floor space or more, to provide a minimum of 10% of total predicted gross energy requirements from de-centralised and renewable or low-carbon sources (or else in accordance with the most up to date revised national, regional, sub-regional or local targets)
- b) Strategic development sites identified in the Core Strategy and key sites identified in future DPD's to derive the majority of their total energy needs from any or a combination of :
 - i) Local biomass technologies,
 - ii) Energy from waste,
 - iii) Combined Heat and Power schemes, and
 - iv) Community Heating Projects.
- c) Developers to employ the highest viable level of:
 - 'Code for Sustainable Homes' on residential developments; and
 - BREEAM standards for non-residential schemes.

Policy CP14 Renewable Energy

The Council will support new sources of renewable energy generation provided that development proposals can demonstrate that the wider environmental, economic and social benefits outweigh harm caused to the environment and local amenity, and impacts on local communities are minimised. Schemes may utilise the full range of available technology including;

- a) Renewable energy schemes, which contribute, to meeting regional and sub-regional targets,
- b) Micro-generation schemes, which are not necessarily grid-connected but which nevertheless, reduce reliance on scarce, non-renewable energy resources, and
- c) Clean Coal Bed Methane extraction and Carbon Capture and Storage technologies.

Policy CP15 - Protecting and Enhancing the Environment

The high quality of the natural and man-made environment will be sustained by:

1. Safeguarding and, where possible, enhancing the historic and natural environment including the character and setting of areas of acknowledged importance.
2. Promoting effective stewardship of the District's wildlife by:
 - a) Safeguarding international, national and locally protected sites for nature conservation, including SINCS, from inappropriate development.
 - b) Ensuring developments retain, protect and enhance features of biological interest and provide appropriate management of these features.
 - c) Ensuring development seeks to produce a net gain in biodiversity by designing-in wildlife where appropriate, and ensuring any

unavoidable impacts are appropriately mitigated and compensated for.

- d) Supporting the identification, mapping, creation and restoration of habitats that contribute to habitat targets in the National and Regional biodiversity strategies and the local Selby Biodiversity Action Plan.
3. Wherever possible, developments should contribute to the District's green infrastructure through improving the network of linked open spaces and green corridors.
 4. Identifying, protecting and enhancing locally distinctive landscapes and open spaces through Development Plan Documents.
 5. Encouraging incorporation of positive biodiversity actions, as defined in the Selby BAP, at the design stage of new developments or land uses.
 6. Ensuring that new development protects air and water

Policy CP16 Design Quality

Proposals for all new development will be expected to contribute to achieving high quality design and have regard to the local character, identity and context of its surroundings including historic townscapes, settlement patterns and the open countryside.

Both residential and non-residential development should meet the following key requirements:

- a) Positively contribute to an area's identity and heritage in terms of scale, density and layout;
- b) Be accessible to all users and easy to get to and move through;
- c) Facilitate sustainable access modes, including public transport, cycling and walking;
- d) Promote access to green infrastructure to support active lifestyles which contribute to the health and well-being of the local community;
- e) Have public and private spaces that are clearly distinguished, safe, attractive and which complement the built form;
- f) Minimise the risk of crime or fear of crime;
- g) Create places with variety and choice that compliment one another to encourage integrated living, and
- h) Adopt sustainable construction principles.

All new housing developments of 10 dwellings or more should reflect 'Lifetime Neighbourhood' principles and achieve the 'Very Good' standard of the 'Building for Life' assessment, unless it can be demonstrated that this is not practicable or viable.

In order to provide adaptable homes, which meet the long term changing needs of occupiers, developers will be encouraged to provide homes constructed to Lifetime Homes standards.

global

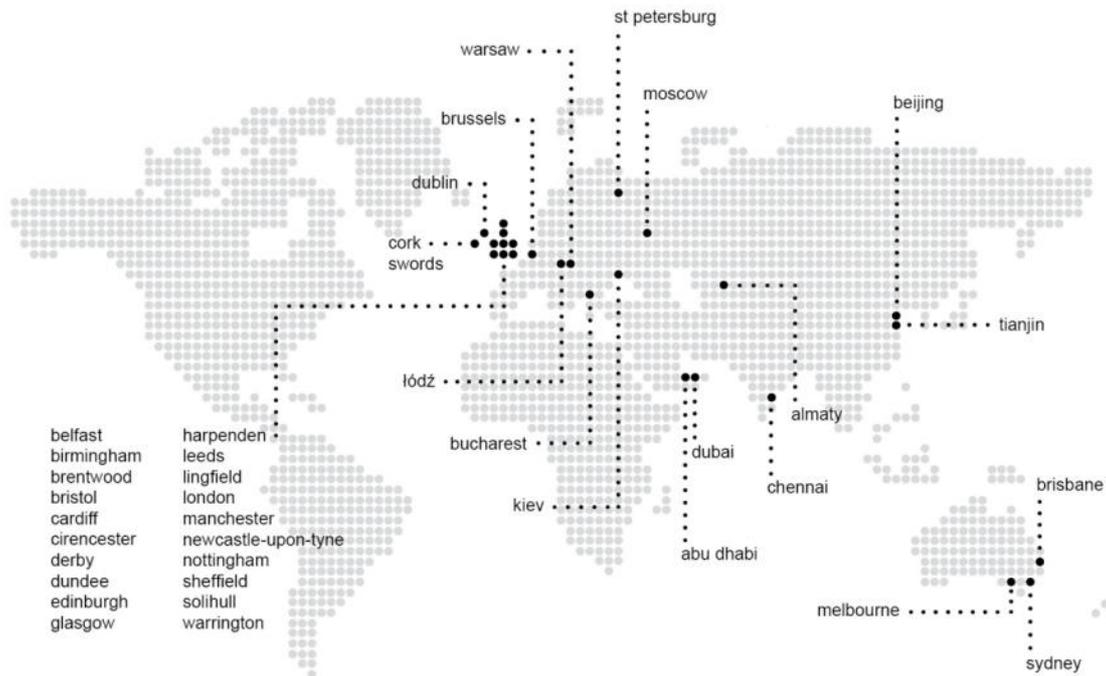
sustainable

innovative

committed

collaborative

passionate



Services

- building services
- civil engineering
- environmental consultancy
- secondment & outsourcing
- structural engineering
- transport planning

Sectors

- aviation
- commercial
- communication & technology
- conservation / historic
- education
- energy
- government & defence
- healthcare
- highways
- hotels
- industrial
- marine
- rail
- residential
- retail
- sports & leisure
- transportation
- urban regeneration
- waste
- water