

Selby District Council

Selby District Submission Draft Core Strategy

Appropriate Assessment

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Selby District Submission Draft Core Strategy Appropriate Assessment

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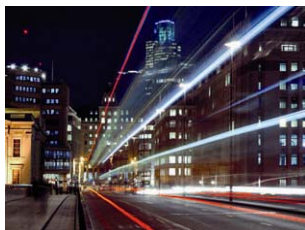
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Comments

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1. Introduction

Legal Requirement

- 1.1. In the UK, the European Habitats Directive (Directive 92/43/EEC) has been transposed into national legislation in the Conservation (Natural Habitats &c) Regulations 1994. Regulation 48 implements the requirements of Article 6.3 of the Directive in respect of “Appropriate Assessment” of a plan or project. Such an assessment is required where a plan or project under consideration is likely to have a significant effect on a Special Protection Area (SPA) or Special Area of Conservation (SAC). These European designated sites are known collectively as Natura 2000 sites which are intended to form an ecologically coherent network of designated sites across the whole of Europe. In such assessments, official Government guidance set out in Planning Policy Statement 9: Biodiversity and Geological conservation (PPS9) requires similar considerations to be given to potential SPAs (pSPAs), candidate SACs (pSACs) and sites designated as Wetlands of International Importance under the Ramsar Convention (Ramsar sites). In practice, there is often a substantial degree of overlap between the features for which a Ramsar site is designated and the features for which the same site is often designated as an SPA and/or SAC.
- 1.2. 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 fourth Local Development Scheme (October 2010). 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.
- 1.3. 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.
- 1.4. 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.
- 1.5. In order to comply with the requirements identified above, Waterman Environment, Energy & Design Ltd (Waterman) has been commissioned by Selby District Council to carry out an Appropriate Assessment of the impacts of the Selby District Core Strategy on any Natura 2000 and Ramsar sites that could be affected directly or indirectly by the strategy.

2. Appropriate Assessment Screening

- 2.1. In February 2010 SDC instructed Waterman Energy Environment & Design (EED) Ltd to prepare a Screening Assessment of the emerging 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 was followed in the compilation of the screening assessment.
- 2.2. The Selby District Consultation Draft Core Strategy (published February 2010) was reviewed and its policies assessed in terms of their potential to have an adverse effect on Natura 2000 and Ramsar Sites. In addition the geographic extent was also assessed over which policies could be reasonably anticipated to have the potential to cause adverse effects on Natura 2000 and Ramsar Sites.
- 2.3. 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 locations of these sites are shown on Figure 1. These sites, with details obtained from the Joint Nature Conservation Committee (JNCC) website, 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.

Natura 2000 and Ramsar Site Citations

Lower Derwent Valley SAC (UK 0030253)

- 2.4. The Lower Derwent Valley in Yorkshire and Humber 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 *Oenanthe silaifolia* 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.
- 2.5. **Annex I habitats that are a primary reason for selection of this site:** Lowland hay meadows (*Alopecurus pratensis*, *Sanguisorba officinalis*).
- 2.6. **Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:** Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) * Priority feature.
- 2.7. No Annex II species are a primary reason for selection of this site but otter *Lutra lutra* is present as a qualifying feature.

Lower Derwent Valley Ramsar (UK 11037)

- 2.8. 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 (*Cicadula ornata*) for which Lower Derwent Valley is the only known site in Great Britain.
- 2.9. The site also 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*).
- 2.10. The qualifying criteria for which the Ramsar is listed are summarised below:
- **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.
 - **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.
- 2.11. 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)

2.12. **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 wildfowl.

2.13. Current threats listed 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 (although such activity ceased eight years ago). The potential effects of this are monitored with mitigation where necessary via a section 106 planning agreement; and
- Recreational disturbance is increasing due to the potential for some additional house building near to the site.

Skipworth Common SAC (UK0030276)

- 2.14. 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.
- 2.15. 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*.
- 2.16. **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.
- 2.17. **Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site** - not applicable.

- 2.18. **Annex II species that are a primary reason for selection of this site** - not applicable.
- 2.19. **Annex II species present as a qualifying feature, but not a primary reason for site selection** - not applicable.
- 2.20. Current threats listed include:
- A lack of management over the last decade has resulted in scrub encroachment at the expense of heathland communities. Natural England are currently working with the owners of the site to ensure that appropriate management is put in place to maintain the existing interest of the site.
 - There is also an extant permission for deep coal mining. This has previously been reviewed to assess impact on the features of interest at Skipwith Common. As a result of this review a compensation/mitigation package has been agreed with the Minerals Planning Authority/Natural England.

The Humber Estuary SAC (UK30170)

- 2.21. 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.
- 2.22. **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.
- 2.23. **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*
- 2.24. **Annex II species that are a primary reason for selection of this site** - Not applicable.
- 2.25. **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)

- 2.26. 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.

2.27. 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).

2.28. 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*, 11113 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 based on 5 year mean peak counts)

2.29. 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).

2.30. 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).

2.31. 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 based on 5 year mean peak counts)

2.32. 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);
- Shelduck *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).

2.33. 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

- 2.34. In the non-breeding season the area regularly supports:
- 153934 waterfowl (5 year peak mean 1996/7 to 2000/1).
- 2.35. 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.

Consultation Draft Core Strategy Policy Screening

- 2.36. The following policies of the Consultation Draft Core Strategy were considered to have the potential to affect the Natura 2000 sites by virtue of:
- 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) 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 policy 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.
- 2.37. **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.
- 2.38. **Policy CP2 The Scale and Distribution of Housing** - sets out the distribution of new housing allocations across each of the towns and villages identified.
- 2.39. **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.
- 2.40. **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.

- 2.41. The remaining policies of the Consultation Draft Core Strategy were not considered likely to have the potential to affect the Natura 2000 sites because:
- The other policies of the Core Strategy contained commitments designed to safeguard the integrity of the Natura 2000 sites; or
 - Policies were directed at settlements situated over 5km from the Natura 2000 sites; or
 - The policies were concerned with aspects of development that would not lead to any impacts on the integrity of the Natura 2000 sites.
- 2.42. 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 proposals:
- Strategic residential Site D and strategic employment site G, which will form a single mixed use strategic development site adjacent to Selby town;
 - There are three proposed Designated Service Villages within 5km of Skipwith Common SCA, these are; North Duffield, Riccall and Barlby; all of which are included within the Core Strategy; and
 - There are two proposed designated Service Villages; North Duffield and Hemingbrough, within 5km of the Lower Derwent Valley Natura 2000 designations.
- 2.43. The significance of the Designated Service Villages is that they are put forward as potential locations for modest amounts of further planned growth but the extent of that growth in each settlement will only be decided in the future Site Allocations DPD. It may or may not be more than 50 dwellings. The Site Allocations DPD will clearly need an Appropriate Assessment at that time.
- 2.44. Relevant major development proposals which already have the benefit of planning consent are:-
- Employment Commercial sites over 1000 sq.m:
 - CO/2004/0011 / 8/16/97R/PA** - Erection of a food retail unit at BOCM Olympia Mills, Barlby Road, Barlby, 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 Barlby Road, Barlby, Selby, North Yorkshire. Approved 06/08/2008 Expires 05/11/2011.
 - 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).
 - 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).
 - Wind Farms
 - 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 (since the preparation of the screening assessment work has been completed and this site is operational).

Direct, Indirect or Secondary Impacts

- 2.45. The following likely direct, indirect or secondary impacts of the project on the Natura 2000 sites are assessed below 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; and
 - duration of construction operation decommissioning etc other.

Lower Derwent Valley SAC

- 2.46. None of the strategic site allocations within the Consultation Draft Core Strategy lie within or adjacent to the SAC and therefore direct impacts on the designated features are unlikely. However, there could be housing allocations in North 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.

Lower Derwent Valley Ramsar

- 2.47. None of the strategic site allocations within the Consultation Draft Core Strategy lie within or adjacent to the Ramsar and therefore direct impacts on the designated features are unlikely.
- 2.48. 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).
- 2.49. 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.

Lower Derwent Valley SPA

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

- 2.51. 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

- 2.52. None of the strategic site allocations within the Consultation Draft Core Strategy lie within or adjacent to the SAC and therefore direct impacts on the designated features are unlikely.
- 2.53. However, there could be two allocations for housing in Riccall and North Duffield that lie within 2km of the SAC and there could be further allocations in Selby, Barlby, 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

- 2.54. None of the strategic site allocations within the Consultation Draft Core Strategy lie within or adjacent to the SAC and therefore direct impacts on the designated features are unlikely.
- 2.55. 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.
- 2.56. 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.
- 2.57. River lamprey and sea lamprey which are Annex 2 species would not be affected by any of the policies of the Core Strategy and 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.

Humber Estuary Ramsar

- 2.58. None of the strategic site allocations within the Consultation Draft Core Strategy lie within or adjacent to the Ramsar and therefore direct impacts on the designated features are unlikely.
- 2.59. 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.)
- 2.60. 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.

Humber Estuary SPA

- 2.61. None of the strategic site allocations within the Consultation Draft Core Strategy lie within or adjacent to the Ramsar and therefore direct impacts on the designated features are unlikely.
- 2.62. 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.

Likely Changes to Natura 2000 Sites

- 2.63. The likely changes to the Natura 2000 sites arising as a result of reduction of habitat area and disturbance to key species are assessed below.
- 2.64. 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.
- 2.65. 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).
- 2.66. 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.
- 2.67. 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.

Impacts on the Natura 2000 site as a whole:

- 2.68. The likely interference with the key relationships that define the structure of the site Interference with key relationships that define the function of the site are assessed below
- 2.69. 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.

Indicators of Significance

- 2.70. Indicators of significance as a result of the identification of effects set out above in terms of loss, fragmentation, disruption and disturbance change to key elements of the site are assessed below
- 2.71. Indicators of significance would be:
 - 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.

Likely Significant Effects and Unknown Magnitude of Impacts

- 2.72. 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.
- 2.73. 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.

3. Appropriate Assessment

Scoping and Additional Information Gathering

- 3.1. From the screening exercise it was determined that there was the potential for adverse effects arising from the Consultation Draft Core Strategy on 7 Natura 2000 sites at;
- 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.
- 3.2. Following public consultation on the Consultation Draft Core Strategy during February and March 2010 Selby District Council has prepared a revised version of the Core Strategy for 'Publication' and Submission. Numerous changes have been made to the draft Core Strategy as a result of the consultation in order to improve the document. Minor amendments have been made to most of the policies, and two additional policies have been added. One of which clarifies and expands upon Policy CP1 in relation to the management of residential development in settlements, and the other specifically relates to the proposed Strategic Site Allocation (sites D and G at Olympia Park). In addition, Strategic Site A at Crosshills Lane has been removed from the Core Strategy. Waterman has undertaken a review of the policies contained within the Draft Submission version of the Core Strategy and is satisfied that the conclusions of the screening assessment remain valid. The Appropriate Assessment contained within this report considers the policies contained within the Draft Submission Version of the Core Strategy.
- 3.3. To support the Appropriate Assessment phase, additional information was gathered on the Natura 2000 sites and environmental condition in line with the specific impacts identified by the Appropriate Assessment Screening exercise via;
- 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;
 - 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
 - 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.
- 3.4. The additional information was collated from the Yorkshire Wildlife Trust and Natural England on the potential impacts from increased visitor numbers to determine if the European sites are already at saturation point or if any management or measures could be undertaken to mitigate an increase in numbers.
- 3.5. A desk search to identify any proposed wind farm developments was undertaken to identify any in combination effects with Policy CP14 of the Submission draft Core Strategy was also undertaken.

Assessment of Potential Impacts

- 3.6. The Appropriate Assessment Screening Assessment considered whether the impacts arising from the Core Strategy are likely to significantly affect the Natura 2000 sites scoped into the assessment

process. The following section presents the further analysis that has been undertaken to determine whether the Submission Draft Core Strategy would have an adverse effect on the integrity of the site, either alone or in-combination with other plans, programmes and projects. The potential impacts for an increase in housing and economic activities are considered together as they both apply to a potential increase in visitor pressure.

Increase in housing numbers and economic activity leading to increased visitor pressure from home owners and tourism

Lower Derwent Valley SAC, Ramsar and SPA

- 3.7. Current management at the Lower Derwent Valley is undertaken by the Yorkshire Wildlife Trust, Natural England, the Carstairs Countryside Trust and a number of private landowners. Visitor numbers are not actively encouraged given the sensitive nature of the wildlife and habitats and the management approach is to provide quiet enjoyment of the reserve for those who visit. The Yorkshire Wildlife Trust expects visitor numbers to be reasonably low except during the winter bird migration season and if a rarity is seen at the reserve which would attract bird watchers.
- 3.8. No accurate counts for visitor numbers have been undertaken therefore it is difficult to predict how large any increase in visitor numbers would need to be from increased housing and economic activity under the Core Strategy to have an adverse impact. However, visitor numbers are expected to be low for most of the year however an impact from increased visitor numbers cannot be ruled out. Such an impact is considered to be unlikely though as the majority of visitors attracted to the site are bird watchers/wildlife enthusiasts and not mass recreation that is likely to attract a large increase in visitors from new housing and economic growth.
- 3.9. Wildlife monitoring of the Lower Derwent Valley already takes place with breeding bird surveys and Wetland Bird Survey (WeBS) counts carried out at Wheldrake Ings and other sites in the valley.
- 3.10. Although thought to be unlikely, if development under the Core Strategy in the Selby area were to impact on the Site a number of actions are available which could mitigate for this, including, wardens being present, boardwalk improvements, improvement of hides and signage, improved buffer zones, and improved car parking or support for other transport options in the valley. In addition comments from Natural England at the screening stage encourage the provision of accessible green space for any new housing developments to reduce the pressure on designated sites. The provision of such green space is required by Core Strategy policies CP15 and 16.
- 3.11. Wildlife monitoring should continue at the Site and SDC should include this monitoring data in their Annual Monitoring Report.

Skipworth Common SAC

- 3.12. It is considered by Natural England that visitor numbers are not necessarily at 'saturation point' but they would not be actively looking to increase the number of visitors to the site.
- 3.13. No accurate counts for visitor numbers have been undertaken therefore it is difficult to predict how large any increase in visitor numbers would need to be from increased housing and economic activity under the Core Strategy to have an adverse impact. However a large increase in visitor numbers is considered to be unlikely as the majority of visitors the site attracts are wildlife enthusiasts and not mass recreation that is likely to attract a large increase in visitors from new housing and economic growth.
- 3.14. Although thought to be unlikely, if development under the Core Strategy in the Selby area were to impact on the Site a number of actions are available which could mitigate for this, including, maintenance of existing site infrastructure such as footpaths. In addition comments from Natural

England at the screening stage encourage the provision of accessible green space for any new housing developments to reduce the pressure on designated sites. The provision of such green space is required by Core Strategy policies CP15 and 16.

- 3.15. Wildlife monitoring should continue at the Site and SDC should include this monitoring data in their Annual Monitoring Report.

The Humber Estuary SAC, Ramsar and SPA

- 3.16. As for Skipworth Common SAC it is considered by Natural England that visitor numbers are not necessarily at 'saturation point' but they would not be actively looking to increase the number of visitors to the site.
- 3.17. No accurate counts for visitor numbers have been undertaken therefore it is difficult to predict how large any increase in visitor numbers would need to be from increased housing and economic activity under the Core Strategy to have an adverse impact. However a large increase in visitor numbers is considered to be unlikely as the majority of visitors the site attracts are wildlife enthusiasts and not mass recreation that is likely to attract a large increase in visitors from new housing and economic growth.
- 3.18. Although thought to be unlikely, if development under the Core Strategy in the Selby area were to impact on the Site a number of actions are available which could mitigate for this, including, maintenance of existing site infrastructure such as footpaths. In addition comments from Natural England at the screening stage encourage the provision of accessible green space for any new housing developments to reduce the pressure on designated sites. The provision of such green space is required by Core Strategy policies CP15 and 16.
- 3.19. Wildlife monitoring should continue at the Site and SDC should include this monitoring data in their Annual Monitoring Report.

Increase in Wind Energy Sites

- 3.20. If wind energy sites are encouraged 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. The locations of new wind energy projects coming forward in response to Policy CP14 – Renewable Energy are 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. In addition Policy CP14 has been updated within the Submission Version of the Core Strategy and now puts emphasis on the design and location of renewable energy and low-carbon energy generation within the development proposals. As such it is unlikely that if proposals for wind farms follow the appropriate planning policy and legislative requirements any of the Natura 2000 sites would be impacted upon (this would include the consideration of in-combination effects from neighbouring Core Strategies). In addition policy CP15 enforces the sustainability of the natural environment by safeguarding national and local protected sites and ensuring that development seeks to produce a net gain in biodiversity.

4. Conclusions and Recommendations

- 4.1. Several of the policies of the Submission Draft Core Strategy were identified at the screening stage to 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. The potential impacts arising from the Core Strategy were identified as being:
- 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;
 - 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
 - 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 sites, this may have the potential to result in adverse effects.
- 4.3. It is unlikely that any impacts arising from the implementation of the Submission Draft Core Strategy (and impacts arising from in combination effects from other plans or projects) would have an adverse effect on the designated sites. It is considered unlikely that a large increase in numbers would visit the sites from the new housing and economic growth. This is because the majority of existing visitors are enthusiasts attracted by the sites biodiversity and not mass recreation that would be likely to attract a large increase in visitors.
- 4.4. However any effects from an increase in visitors 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.
- 4.5. Consultation with the Yorkshire Wildlife Trust and Natural England has shown that there is no current data on the visitor numbers for the Natura 2000 Sites, but it was thought that none of the designated sites are at saturation point. As such it is recommended that in order to monitor the future effects, further surveys and analysis of visitor numbers should be undertaken. Data relating to the condition of the Natura 2000 Sites should be included in SDC's Annual Monitoring Report.
- 4.6. 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. However Policy CP14 has been updated within the Submission Draft Core Strategy and put emphasis on the design and location of renewable energy and low-carbon energy generation within the development proposals. However this is considered unlikely as such developments would be subject to individual Environmental Impact Assessment (including AA where necessary), should these have the potential to impact on Natura 2000 sites and would therefore also need to be assessed independently once details are known. As such it is unlikely that if proposals for wind farms follow the appropriate planning policy

and legislative requirements any of the Natura 2000 sites would be impacted upon (this would include the consideration of in-combination effects from neighbouring Core Strategies).

APPENDICES

A. Policies of the Submission Draft 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 the Principal Town will be the focus for new housing, employment, retail, commercial, and leisure facilities. 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 Designated Service Villages have some 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 complement growth in Selby.

Appleton Roebuck	Hambleton
Barlby/Osgodby*	Hemingbrough
Brayton	Kellington
Byram/Brotherton*	Monk Fryston/Hillam*
Carlton	North Duffield
Cawood	Riccall
Church Fenton	South Milford
Eggborough/Whitley	Thorpe Willoughby
Fairburn	Ulleskelf

* villages with close links and shared facilities

Proposals for speculative residential (windfall) development must meet the requirements of Policy CP1A

- b) Limited amounts of residential development may be absorbed in secondary villages (inside development limits) through 'exception sites' for affordable housing and through small scale speculative (windfall) proposals which conform with the provisions of Policy CP1A.
- c) Development in the countryside (outside development limits) will be limited to the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes, and to proposals of an appropriate scale which would diversify the local economy, 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 Green Belt policies

B Land will be allocated for development in Selby, Sherburn in Elmet, Tadcaster and Designated Service Villages through a Site 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 on previously developed land,
4. extensions to settlements on greenfield land

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 40% over the period 2004 – 2017.

Policy CP1A Management of Residential Development in Settlements

- A
- a) In order to ensure that speculative (windfall) housing contributes to sustainable development and the continued evolution of viable communities the following types of residential development will be acceptable, in principle within Development Limits, in different settlement types as follows:
- In Selby, Sherburn in Elmet, Tadcaster and Designated Service Villages – conversions, replacement dwellings, redevelopment of previously developed land and appropriate scale development on greenfield land (including conversion/redevelopment of farmsteads).
 - In Secondary Villages – conversions, replacement dwellings, redevelopment of previously developed land, filling of small linear gaps in otherwise built up residential frontages, and conversion/redevelopment of farmsteads.
- b) Proposals for the conversion and/or redevelopment of farmsteads to residential use within Development Limits will be treated on their merits according to the following principles:
- Priority will be given to the sympathetic conversion of traditional buildings which conserves the existing character of the site and buildings
 - Redevelopment of modern buildings and sympathetic development on farmyards and open areas may be acceptable where this improves the appearance of the area and
 - Proposals must contribute to the form and character of the village
- c) In all cases proposals will be expected to protect local amenity, to preserve and enhance the character of the local area, and to comply with normal planning considerations, with full regard taken of the principles contained in Village Design Statements, where available.
- d) Appropriate scale will be assessed in relation to the density, character and form of

the local area and should be appropriate to the role and function of the village within the settlement hierarchy.

- e) All proposals in villages washed over by Green Belt must accord with national Green Belt policy.

Policy CP2 The Scale and Distribution of Housing

- A. In meeting the housing requirement target of 440 dpa, and after taking account of current commitments, housing land allocations will be required to provide for a target of 4864 dwellings between 2010 and 2016, -, distributed as follows:

Settlement / Settlement Group	Total Minimum Requirement 2010 – 2026 (Dwellings)	Indicative Total Annual Delivery Target (Dwellings)	Contribution from Existing Commitments at 31.3.10*	Requirement from New Allocations (Dwellings)
Selby**	3,576	223	1240	2336
Sherburn-in-Elmet	650	41	152	498
Tadcaster	650	41	193	457
Designated Service Villages	1,929	120	356	1573
Secondary Villages***	235	15	235	0
Totals	****7040	440	2176	4864
* Commitments have been reduced by 10% to allow for non-delivery.				
** Corresponds with the Contiguous Selby Urban Area and does not include the adjacent villages of Barlby, Osgodby Brayton and Thorpe Willoughby.				
*** Contribution from existing commitments only				
**** Minimum Land Supply Provision (440 dwellings per annum x 16 years)				

- B In order to accommodate the scale of growth required at 1,000 dwellings and 22 ha of employment land will be delivered through an urban extension to the east of the town, in the period up to 2026. Smaller scale within and/or adjacent to the boundary of the Contiguous Urban Area of Selby to accommodate a further 1,350 dwellings will be identified through a Site Allocations DPD.
- C Options for meeting the more limited housing requirement in Sherburn in Elmet and Tadcaster will be considered in a Site 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 a Site Allocations DPD.



Policy CP2A - Olympia Park Strategic Allocation

Land within the area bounded by the A19 Barlby Road, the River Ouse and the A63 Selby bypass, is designated as a strategic location for mixed economic and residential growth in accordance with the development principles set out below.

1. Development within the defined area will be programmed to deliver 1,000 new homes and 23 hectares of new employment land in the period up to 2026, with a further 10.6 hectares reserved for longer term employment use.
2. A comprehensive, phased approach to development is required in accordance with the approved Framework and Delivery Document and an approved Master Plan, which will ensure the release of employment land in the eastern part of the site prior to future residential development south of the Leeds – Hull railway.
3. The Master Plan will be produced in consultation with stakeholders and the local community prior to determination of any applications for development.
4. Principal access to new residential development south of the Leeds – Hull railway will be from a new junction with Barlby Road involving a new road bridge across the railway and stopping up of the existing level crossing. Access to new employment land in the eastern part of the site will be taken from the existing roundabout junction on the A63 Selby Bypass, through a new link road. Both the new link road and road bridge are required to be constructed in advance of residential development south of the railway.
5. The impact of new development on the existing transport network should be minimised
6. A sequential approach should be taken to residual flood risk and development vulnerability, in accordance with the requirements set out in the Council's Level 2 SFRA (February 2010). Site specific FRAs will be required to address relative flood levels vulnerabilities across the site.
7. Development proposals will be expected to deliver the necessary infrastructure, facilities and services, including recreation open space, to support new and expanded communities, and to cater for the needs of new businesses, in accordance with the Councils approved standards applicable at the time of future planning application(s). This may include financial contributions to secure provision by public agencies and reservation of land to accommodate education and health care provision, and community facilities such as a meeting hall, local convenience shopping and recycling.
8. The development should provide up to 40 % affordable housing over the lifetime of the scheme, the precise amount, type, and tenure of each phase of development to be determined at application stage for separate phases, through an Affordable Housing Plan.
9. The development should provide up to 40 % affordable housing over the lifetime of the scheme. Each residential phase of development will be expected to contribute towards affordable housing provision, the precise amount, type, and tenure of each phase to be determined at application stage (for separate phases), through an Affordable Housing Plan.
10. The opportunities created through the development of this area should be maximised to enhance the riverside and general environment including the retention, enhancement and creation of green infrastructure and wildlife habitats, provision of new landscaping, including structural landscaping, relocation of existing allotments and sports fields within the site, and

provision of new recreation and amenity space.

11. Proposals should ensure high quality design reflecting the prominent 'gateway' location of the site.
12. Development should maximise opportunities for sustainable travel , including reducing the dependency on the car by providing suitable access to existing local facilities and services, providing new passenger transport links, and ensuring safe, attractive and convenient pedestrian and cycle routes between the development and neighbouring areas, including Selby Town Centre.
13. Development should protect and enhance the amenities of existing residents and protect the viability of existing businesses.
14. New development should protect and enhance the character and setting of Selby Town Centre Conservation Area, including maximising views to the Abbey Church and ensuring Selby's skyline is not detrimentally impacted upon.
15. Development should incorporate sustainable development principles, including sustainable construction and drainage methods, and low carbon layout and design, and should derive the majority of total predicted energy requirements from de-centralised and renewable or low carbon sources. In addition to incorporation of micro generation infrastructure, this might include energy from local biomass or waste technologies, combined heat and power schemes and/or community heating projects.

Policy CP3 Managing Housing Land Supply

A The Council will aim to encourage the annual provision of housing broadly in line with the housing trajectory. In pursuit of this aim the Council will monitor the delivery of housing across the District to identify land supply issues, which are causing, or may result in, significant over-delivery or under-delivery performance which threatens the achievement of the objectives of the Core Strategy

The following 'trigger points' will be used to identify when remedial action may be needed. Should the delivery performance over any continuous 3 year period:

- a) Fall short of that expected in the trajectory, or
- b) Be 20% or more of that expected in the trajectory

The underlying causes will be investigated with a view to instigating appropriate remedial action, where necessary.

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 a Site Allocations DPD.

Prior to the Site Allocations DPD 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. Those sites in greatest conformity with the Core Strategy will be released first.

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.

Policy 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 Affordable Housing

- A The Council will seek to achieve a 40/60% affordable/general market housing ratio within overall housing delivery.
- B In pursuit of this aim, the Council will negotiate for on-site provision of affordable housing up to a maximum of 40% of the total new dwellings on all market housing sites at or above the threshold of 10 dwellings (or sites of 0.3ha) or more.
- Commuted sums will not normally be accepted on these sites unless there are clear benefits to the community/or delivering a balanced housing market in re-locating all or part of the affordable housing contribution.
- C On sites below the threshold, a commuted sum will be sought to provide affordable housing within the District. The target contribution will be equivalent to the provision of 10% affordable units.
- 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.
- The actual amount of affordable housing, or commuted sum payment to be provided is a matter for negotiation at the time of a planning application, having regard to any abnormal costs, economic viability and other requirements associated with the development. Further guidance will be provided through an Affordable Housing SPD.

Policy CP6 Rural Housing Exceptions Sites

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 Development Limits
- 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) 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 in perpetuity

Policy CP7 The Travelling Community

The Council will identify land to accommodate additional gypsy and traveller pitches / sites required through a Site Allocations DPD, in line with the findings of future up to date Surveys or other robust

evidence.

New pitches / sites, 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 pitch / 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 pitch / site will not harm a site of acknowledged nature conservation importance or important wildlife movement areas;
- ii. the pitch / site provides adequate on-site facilities (including parking and storage) and levels of privacy;
- iii. the pitch /site is designed in accordance with current good practice design guidance
- iv. the pitch / 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 pitch / site has safe and convenient access to the highway network.
- vi. The pitch must be located within an area of Low Flood Risk (Flood Zone 1), or where no reasonably available sites exist on Low Flood Risk land, in an area of Medium Flood Risk (Flood Zone 2), subject to application of the Exception Test. No pitches shall be permitted in areas of High Flood Risk (Flood Zone 3) because of the high sensitivity of caravans and other similar structures to flooding.

Policy CP8 Access to Services, Community Facilities and Infrastructure

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 all circumstances opportunities to protect, enhance and better join up existing Green Infrastructure, as well as creating new Green Infrastructure will be strongly encouraged, in addition to the incorporation of other measures to mitigate or minimise the consequences of 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 Scale and Distribution of Economic Growth

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

- i) Providing for an additional 37 – 52 ha of employment land in the period up to 2026, including 22 ha as part of a mixed strategic housing / employment expansion to the east of Selby to meet the needs of both incoming and existing employment uses. The precise location of smaller sites in Selby, Tadcaster, Sherburn in Elmet and rural areas will be determined through a Site Allocations DPD.
- 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 and re-use of existing buildings 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 low-carbon/renewable renewable energy generation.

Policy CP10 Rural Diversification

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

- a) The extension or re-use of existing appropriately located and suitably constructed premises within the existing curtilage of the property,
- b) Farm diversification enterprises for business purposes, or
- c) 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 Green Belt policies

Policy CP11 Town Centres and Local Services

A. Spatial Strategy

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

Selby Town Centre

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

Sherburn in Elmet and Tadcaster Town Centres

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

Tadcaster

- Promoting and enhancing the attractive historic core in association with future retail proposals.

Sherburn in Elmet

- Securing improved infrastructure and services, including a modest increase in retail floorspace, to support expanding employment activity and housing growth. This may entail an extension to and /or remodelling of the existing centre.

Local Shops and Services Outside Established Town Centres

- Supporting local shops and services, including village shops and services, by resisting the loss of existing facilities and promoting the establishment of new facilities to serve the planned growth of communities.

B. Strategic Development Management

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

- a) Ensuring proposals comply with national policy to protect existing retail, service and leisure facilities and provide for the expansion and diversification of town centre uses within the established retail hierarchy.
- b) Focussing proposals for offices within the defined town centres or in office park locations subject to the sequential approach in PPS4 and as defined in site specific DPDs;
- c) Requiring all proposals within town centres to provide a high quality, safe environment and environmental improvements;
- d) Ensuring new developments facilitate improved accessibility to the centres for all users including cyclists, pedestrians, those with special mobility needs-and by public transport ;
- e) Effectively managing off-street parking; and
- f) Identifying development opportunities through site specific DPDs.

Policy CP12 Sustainable Development and Climate Change

A Promoting Sustainable Development

To address the causes and potential impacts of climate change The Council will :
Direct development to sustainable locations in accordance with Policy CP1;

- b) Give preference to the re-use, best-use and adaption of existing buildings and 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 that development in areas of flood risk is avoided wherever possible through the application of the sequential test and exception test; and ensure that where development must be located within areas of flood risk that it can be made safe without increasing flood risk elsewhere.
- e) Support sustainable flood management measures such as water storage areas and schemes promoted through local surface water management plans to provide protection from flooding; and biodiversity and amenity improvements.

B Design and Layout of Development

In order to ensure development contributes toward reducing carbon emissions and are resilient to the effects of climate change, schemes should :

- a) Improve energy efficiency and minimise energy consumption through the orientation, layout and design of buildings and incorporation of facilities to support recycling;
- b) Incorporate sustainable design and construction techniques, including for example , solar water heating storage, green roofs and re-use and recycling of

secondary aggregates and other building materials, and use of locally sourced materials;

- c) Incorporate water-efficient design and sustainable drainage systems which promote groundwater recharge
- d) Protect, enhance and create habitats to both improve biodiversity resilience to climate change and utilise biodiversity to contribute to climate change mitigation and adaptation;
- e) Include tree planting, and new woodlands and hedgerows in landscaping schemes to create habitats, reduce the 'urban heat island effect' and to offset carbon loss;
- f) Minimise traffic growth by providing a range of sustainable travel options (including walking, cycling and public transport) through Travel Plans and Transport Assessments;
- g) Make provision for cycle lanes and cycling facilities, safe pedestrian routes and improved public transport facilities; and
- h) Incorporate decentralised, renewable and low-carbon forms of energy generation (in line with Policy CP13 and Policy CP14).

Policy CP13 Improving Resource Efficiency

In order to promote increased resource efficiency, 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 energy requirements from de-centralised and renewable or low-carbon sources (or else in accordance with the most up to date revised national, sub-regional or local targets)
- b) Strategic Development Sites identified in the Core Strategy and key sites identified in future DPDs to derive the majority of their total energy needs from renewable, low carbon or decentralised energy sources. Developers to investigate particular opportunities to take advantage of any or a combination of locally produced energy from:
 - i) Local biomass technologies,
 - ii) Energy from waste (in accordance with the County Waste Policies),
 - 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 Low-Carbon and Renewable Energy

The Council will support new sources of renewable energy and low-carbon energy generation provided that development proposals:

- i. are designed and located to protect the environment and local amenity and
- ii. can demonstrate that the wider environmental, economic and social benefits outweigh any

- harm caused to the environment and local amenity, and
- iii. impacts on local communities are minimised.

Schemes may utilise the full range of available technology including;

- a) Renewable energy schemes, which contribute to exceeding current local targets of 32 megawatts by 2021 or prevailing, sub-regional or local targets;
- b) Micro-generation schemes, which are not necessarily grid-connected but which nevertheless, reduce reliance on scarce, non-renewable energy resources;
- c) Clean Coal Bed Methane extraction, clean coal energy generation and Carbon Capture and Storage technologies (in accordance with County Minerals Policies); and
- d) Improvements at existing fossil fuel energy generating plants to reduce carbon emissions, within the national energy strategy for a balanced mix of energy sources to meet demands.

Policy CP15 Protecting and Enhancing the Environment

The high quality and local distinctiveness 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. Protecting and enhancing the historic assets of the District and their potential contribution towards, economic regeneration, tourism, education and local distinctiveness.
3. 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 and retaining the natural interest of a site where appropriate, and ensuring any unavoidable impacts are appropriately mitigated and compensated for, on or off-site.
 - d) Supporting the identification, mapping, creation and restoration of habitats that contributes to habitat targets in the National and Regional biodiversity strategies and the local Selby Biodiversity Action Plan.
4. Wherever possible a strategic approach will be taken to increasing connectivity to the Districts Green Infrastructure including improving the network of linked open spaces and green corridors and promoting opportunities to increase its multi-functionality. This will be informed by the Leeds City Region Infrastructure Strategy.
5. Identifying, protecting and enhancing locally distinctive landscapes, open spaces and playing fields through Development Plan Documents.
6. Encouraging incorporation of positive biodiversity actions, as defined in the Selby BAP, at the design stage of new developments or land uses.
7. Ensuring that new development protects air and water quality from pollution and minimises energy and water consumption, the use of non-renewable resources, and the amount of waste material.

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) Incorporate new and existing landscaping as an integral part of the design of schemes, including off-site landscaping for large sites and sites on the edge of settlements;
- e) Promote access to green infrastructure to support active lifestyles which contribute to the health and well-being of the local community;
- f) Have public and private spaces that are clearly distinguished, safe, attractive and which complement the built form;
- g) Minimise the risk of crime or fear of crime;
- h) Create places with variety and choice that complement one another to encourage integrated living, and
- i) Adopt sustainable construction principles in accordance with Policies CP12 and CP13.

All new housing developments should:

- i. Reflect 'Lifetime Neighbourhood' principles and
- ii. Achieve the 'Very Good' standard of the 'Building for Life' assessment, and
- iii. Be constructed to Lifetime Homes Standards in order to provide adaptable homes, which meet the long term changing needs of occupiers.

Figure 1 Designated Sites

services

- buildings services
- civil engineering
- energy & environmental
- 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

united kingdom

- belfast
- birmingham
- brentwood
- bristol
- cardiff
- cirencester
- derby
- dundee
- edinburgh
- glasgow
- leeds
- lingfield
- london
- manchester
- newcastle-upon-tyne
- nottingham
- sheffield
- solihull
- warrington

russia

- moscow
- st. petersburg

china

- beijing
- tianjin

ireland

- cork
- dublin

ukraine

- kiev

kazakhstan

- almaty

belgium

- brussels

poland

- warsaw

romania

- bucharest

united arab emirates

- abu dhabi
- dubai

india

- chennai

australia

- brisbane
- melbourne
- sydney

