

Sustainability Appraisal Review
SELBY DISTRICT CORE STRATEGY FURTHER
OPTIONS AND STRATEGIC SITES

Sustainability Appraisal Review

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1. INTRODUCTION

Selby District Council (SDC) is currently preparing a series of Development Plan Documents (DPDs) which will form SDC's Local Development Framework (LDF). The first document being prepared is the Core Strategy which sets out the long-term spatial vision, objectives and strategy for the District and provides a framework for delivering development for the period up to 2021. Subsequent DPDs will conform to the Core Strategy.

In May 2006, SDC published a consultation document, the Issues and Options Report, which discussed and requested views on the main strategic planning issues which would be addressed in the Core Strategy. An internal draft Preferred Options Report was subsequently prepared in August 2007. However, this was never issued externally for consultation. In December 2007, SDC considered introducing some interim housing policies to operate in the short term prior to the Core Strategy being adopted. This was because the Council was concerned at the high levels of housing development being brought forward under existing Local Plan policies and due to a desire to increase affordable housing provision across the District. Extensive consultation was undertaken during February 2008 on these proposed interim policies with wide ranging responses received. However, in the event, the Council decided not to proceed with the interim policies but rather decided to progress the Core Strategy, taking into account the comments made on the Interim Housing Policies and the policy development proposed in the internal Preferred Options Draft DPD. In addition, in accordance with recent guidance, the Core Strategy will now include details of Strategic Sites which comprise the principal areas allocated for future development to meet the requirements within Selby District as identified within the Regional Spatial Strategy.

Given the time that has elapsed since the Issues and Options stage in 2006, the additional consultation undertaken since this time, the policy development from the internal draft Preferred Options report and the requirement for identification of Strategy Site Options, a Further Options Report has been produced by SDC for consultation.

Following consideration of the results of consultation on the Further Options Report, the Council will prepare a Submission Draft of the Core Strategy which will be subject to further comment prior to formal submission to the Secretary of State and Examination in Public. Any amendments required following the Examination in Public will then be incorporated before the Core Strategy is adopted by the Council.

Waterman Energy, Environment & Design (WEED) was appointed to undertake the Sustainability Appraisal of SDC's Core Strategy in accordance with The Planning and Compulsory Purchase Act (2004) which requires a Sustainability Appraisal (SA) to be carried out on all DPDs. The Environmental Assessment of Plans and Programmes Regulations (2004) which implement European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive, require the SEA of a wide range of plans and programmes, including DPDs, if they are likely to give rise to significant environmental effects. Although the requirement to carry out both an SA and SEA is mandatory, it is possible to satisfy the requirements of both pieces of legislation through a single appraisal process; the approach advocated by the Government. From hereon, the term 'SA' is used to represent the integrated SA/SEA process.

The Sustainability Appraisal (SA) process to date has included preparation of an SA Scoping report in November 2005, an assessment of the 2006 Issues and Options Report, and an appraisal of the internal draft Preferred Options Report produced in August 2007. WEED has now been asked to undertake a brief SA Review of the Further Options Report and an initial assessment of the Strategic Site Options. This SA Review will be used by SDC, together with the SA undertaken on the draft Preferred Options and the Further Options consultation responses to develop the Core Strategy Submission Draft.

1.1 METHODOLOGY

This SA Review initially comprised a comparison of the Further Options Report against the internal Draft Core Strategy Preferred Options Report to determine if there were any major differences between the Preferred Options and Further Options. Where there were no changes or very slight changes between the Preferred Options and Further Options it was not considered necessary to undertake an appraisal against the SA Framework as there would be no changes to the sustainability outcomes of the policies.

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Where new policy options were put forward an appraisal was undertaken of the different options proposed against the SA Framework.

With regard to the Strategic Site Options, SDC provided information in response to a series of questions drawn up by WEED in relation to sustainability issues to enable an assessment of the Sites to be undertaken against the SA Framework. The list of questions was as follows:

- What is the accessibility of the Employment Sites to people in the Selby District?
- What is the employment deprivation in the Lower Super Output Area (LSOA) within which each Employment Site is located?
- What is the income deprivation in the LSOA within which each Employment Site is located?
- How accessible are the housing sites to schools, GPs, hospitals, local shops, open spaces and employment sites (via walking and public transport)?
- Do the existing schools in the area have sufficient capacity for additional pupils?
- Do the GPs have capacity to accept new patients?
- What is the crime deprivation within the LSOAs within which the Sites are located?
- Are culture, leisure and/or recreation facilities likely to form any part of the Development?
- What are the housing needs within each area that the Sites fall?
- How accessible are the sites to public transport?
- What is the capacity of the local road network?
- Is access available into each Site?
- Is the Site in a Conservation Area?
- Is it a greenfield or brownfield Site?
- Is the Site in the Green Belt?
- Is the Site in a rural or urban area or is it an urban extension?
- Does the site contain any Scheduled Ancient Monuments?
- Does the site contain any known archaeological sites?
- Does the site contain any listed buildings and/or buildings of local interest?
- Does the Site contain any registered parks and gardens?
- Does the Site contain any regionally important geological sites?
- Are there any internationally, nationally, locally recognised sites of nature conservation interest on any of the Sites?
- Is the Site within a Wildlife Habitat Network/Corridor?
- Are there any known protected species / habitats on Site?
- Is the site known to be contaminated?
- Is the Site in an Air Quality Management Area?
- Is the Site within a Ground Water Source Protection Zone?
- Is the Site in a Flood Zone? What zone?
- What is the Site's agricultural land classification?
- Do any of the Sites have conflicts with rights of way?
- Will any of the Sites have effects on important views?

2. APPRAISAL OF THE CORE STRATEGY DPD FURTHER OPTIONS REPORT

The Core Strategy Further Options Report has been grouped into four policy areas:

- Housing;
- Economy;
- Environment/Natural Resources/Climate Change; and

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- Sustainable Communities.

Where Further Options have been put forward within the policy areas they are appraised below to determine whether there are any key differences between the preferred options and further options.

2.1 HOUSING

The housing policies set out the rates of new housing and development locations for the period of the DPD. The objectives of the housing policies outlined in the Consultation on Further Options Report are:

- Achieving just over 50% of development over the Regional Strategy plan period – 2004 – 2026, within the Selby area (including adjacent villages);
- Ensuring that, as far as practical, the proportions of new development (2004 – 2026) allocated to Sherburn in Elmet and Tadcaster are compatible with the equivalent proportions in the Affordable Housing led approach, although in Tadcaster the target reflects potential land ownership constraints;
- Continuing to allow a limited degree of development in the larger more sustainable villages, particularly those with good, existing basic services; and
- Making good use of previously developed land.

The objectives are very similar to the objectives of the housing policies set out in the internal draft Preferred Options Report, therefore there should be no changes to the sustainability outcomes predicted in the SA of the internal draft Preferred Options Report. The main positive outcomes are that housing should be made available to all and local needs will be met locally as additional housing will be provided within Selby, the local Service Centres and Service Villages. This will help to support the vibrancy of the city, town and village centres. The housing policies will increase the likelihood of improving access to facilities for all groups and potentially reduce the need to travel by car. There will be the efficient use of resources through encouraging development on previously developed land in preference to greenfield sites. Potential negative effects of new housing development should, at least in part, be mitigated through the implementation of other Council policies, for example, policies which encourage renewable energy generation and sustainable design and construction techniques.

2.1.1 Strategic Housing Site Options

Six Strategic Housing Site Options have been identified by SDC within the Further Options Report comprising:

- Site A – Cross Hills Lane
- Site B – Land West of Wistow Road
- Site C – Bondgate/Monk Lane
- Site D – Olympia Park (Olympia Mills)
- Site E – Baffam Lane
- Site F – Foxhill Lane/Brackenhill Lane

Initial SA of the Strategic Site Options

The assessment of the Strategic Housing Site Options against the SA Framework is presented in Appendix A.

In general, allocation of the sites for purely residential purposes is unlikely to have a significant effect on the economic objectives other than providing a local labour supply. In terms of the social objectives, allocation and subsequent development of Site D is likely to have a beneficial effect on SA Objective 5 (Safety and Security for People and Property) as the site is currently a target for thieves and some of the buildings are in a dangerous condition. The impact of allocation of Site B, D and F on SA Objective 7 (Culture, Leisure and Recreational Activities Available for All) is uncertain because the sites currently contain playing fields/sports grounds which may be lost as a result of development. The effect of all the allocations on SA Objective 8 (Quality Housing) is significantly beneficial due to provision of housing, which, based on other Core Strategy Policies should be appropriate to local needs. All of the sites are

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located around Selby Town Centre but Sites C, D, E and F have slightly better access to the town centre, local shops, GPs and schools than Sites A and B. However, there are significant capacity issues in relation to both primary and secondary schools for Sites D, E and F that would require resolving if these sites were taken forward as the preferred option. Schools serving Sites A, B and C are likely to have sufficient capacity if each site were developed individually but if the Sites were developed in combination, significant capacity issues would arise.

With regard to the environmental objectives, Site D has the best access to public transport, both bus and rail services (SA10) and also scores the best in relation to SA11 and SA14 (Quality Built Environment and Minimal Pollution Levels) due to the fact that it is largely brownfield land that may need to be remediated whereas all the other sites are greenfield. With regard to SA12 (Historic Environment), all of the sites are located within or adjacent to a Conservation Area/Listed Buildings except Site C. The effect of development on these designations is therefore uncertain until further detail of the proposed development is known. Any development is likely to result in an increase of greenhouse gas emissions and resource use and therefore a negative effect has been given for all sites against objectives SA15 and SA17. With regard to SA16 (Flood Risk), Sites A, B, C and D all contain areas within Flood Zone 3 whilst Sites E and F have a slightly lower risk of flooding (Flood Zone 2).

Based on the assessment, Site D performs slightly better in terms of the environmental objectives due to the fact that it is a previously developed site with good access to existing public transport facilities. Site C or D perform slightly better in terms of the Social Objectives for differing reasons. However, all of the sites have a number of issues that would require addressing prior to development.

2.1.2 Affordable Housing

The Council is committed to providing high quality housing for people who are unable to access or afford market housing and aims to provide affordable housing in association with market housing, through developer contributions. There are a few differences between the Affordable Housing Policy in the Further Options and the Affordable Housing Policy AF1 in the internal draft Preferred Options Report. In the Further Options Report, in light of a Strategic Housing Market Assessment undertaken by SDC in 2008, the Council is proposing slightly a slightly lower split of market/affordable housing with a 60/40 split as opposed to the previously proposed 50/50 split. A slightly higher threshold for provision of affordable housing outside of development in Selby is also proposed, particularly Sherburn in Elmet and Tadcaster where a threshold of 5 dwellings is proposed as opposed 2 dwellings proposed in the internal draft Preferred Options Report.

However, as the changes are very slight between the internal draft Preferred Options Report and the Further Options Report there should be no change to the outcomes of the sustainability appraisal undertaken on the internal draft Preferred Options Report. The proposed policy should result in provision of quality housing which is available to all. There will also be a sustainable impact on increasing social interaction within communities and building social and community confidence (Objective SA6), and a sustainable impact on Objective SA9 to ensure local needs are met locally by providing a mix of affordable and market housing within areas of need in the District.

2.2 ECONOMY

2.2.1 Strategic Employment Site Options

Two Strategic Employment Site Options have been identified by SDC within the Further Options Report comprising:

- Site G: Olympia Park (Land adjacent to Selby By-pass)
- Site H: Burn Airfield

Initial SA of the Options

The assessment of the Strategic Employment Site Options is presented in Appendix B. Allocation of land for employment would have a beneficial effect on SA Objectives 1 and 2 (Employment Opportunities and Economic Growth). Site H could potentially create more employment as it is significantly larger than Site G although SDC anticipated that this site would be mixed use if taken forward as the Preferred Option. Allocation for employment purposes only is likely to have a neutral effect on many of the social objectives

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although creation of more employment should enhance the overall feeling of wellbeing and have knock-on benefits in improving issues associated with deprivation, such as crime (SA4, SA5 & SA6). In addition, Site G is currently a police priority for regeneration as it is a target for thieves and many of the disused buildings are in a dangerous condition (SA5). The effect of redevelopment of Site H on SA Objective 7 (CLR activities) is uncertain since the site is currently used by a gliding club and this use would be lost in the event of redevelopment.

With regard to the environmental objectives, Site G performs slightly better than Site H as it is more accessible to bus and rail services (SA10) and is less likely to affect the openness of the countryside around Selby (SA11). Any development is likely to result in an increase of greenhouse gas emissions and resource use and therefore a negative effect has been given for both sites against SA15 and SA17. With regard to flood risk (SA16), both sites are within Flood Zone 3 although Site H lies partly within the functional floodplain where development is not normally permitted.

Overall, Site G performs slightly better in terms of the environmental and social objectives and slightly worse in terms of the economic objectives, due to the smaller site size. Both sites have a number of issues associated with them that would require addressing prior to development.

2.2.2 Employment Policies

The Core Strategy will contain policies which outline the Council's approach to supporting economic development and they are seeking views on the following statements:

A – Land allocated for employment purposes but which is undeveloped should be considered for mixed use or possibly other uses if there is no realistic prospect of employment development being taken forward.

B – Existing employment premises should be protected from redevelopment where there is evidence of market need.

C – For new business development the focus should be on securing small/medium sized business space and general industrial premises in suitable locations.

D – New housing development should be balanced with an appropriate level of new business development.

Initial SA of the Options

An assessment of the above statements has not been undertaken against the full SA Framework since they primarily impact upon the Economic Sustainability Objectives only. The assessment is summarised below.

Statement A could affect investment and business development by providing uncertainty as to whether employment land will remain available into the future and could prejudice existing sites which are the most beneficial for employment (SA Objective 2). However, it could also result in more efficient use of land by enabling development for alternative uses where employment development is unlikely (SA Objective 17). It could also result in currently underused, derelict and/or currently unattractive sites to be redeveloped to beneficial use (SA Objective 11).

Statement B should enable business investment and development by protecting existing employment premises (SA2). This should also provide employment opportunities to match and enhance the needs and skills of the local workforce due to protection of existing employment uses (SA1).

Statement C should result in employment opportunities that match and enhance the needs and skills of the local workforce (SA1) and may result in new employment land in the district (SA2). It should also enable investment and business development through provision of employment premises to match the local requirements. However, it may restrict potential new employers looking for different types of space.

Statement D should result in employment opportunities that match and enhance the needs and skills of the local workforce (SA1) by providing a balance of employment and housing growth. It should also enable investment and business development (SA2) and may help to reduce the current out-commuting to Leeds and York (SA10). However, there is potential that it may restrict future housing growth affecting the provision required for local needs (SA8).

As can be seen above, no one option performs significantly better in sustainability terms than another.

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2.3 ENVIRONMENT/NATURAL RESOURCES/CLIMATE CHANGE

The option being considered within the Further Options Report relating to 10% renewables target for major developments has already been assessed in the SA of the internal draft Preferred Options Report which showed that it would have a major positive effect on amongst others, SA15 (Greenhouse Gas and Climate Change).

2.4 SUSTAINABLE COMMUNITIES

One of the Council's main aims is to encourage the development of sustainable communities. A key issue within this is the need to cater for all sections of the community. The options relating to community infrastructure preferences has not been subject to SA as it is considered that each option has differing sustainability merits and it is not considered beneficial or feasible to weigh up the sustainability benefits of one option against another. Similarly, the option in relation to housing mix is designed to demonstrate housing needs and preferences of the local population, therefore is designed to make housing available to all in accordance with SA Objective 8. The SA of internal draft Preferred Option policy HX1 is considered to sufficiently address this issue.

The Council wishes to take into account the needs of particular groups such as gypsies, travellers and show people and, whilst a draft policy relating to provision of sites for Gypsies and Travellers was set out within the internal draft Preferred Options Report, further options for these groups have been put forward in the Further Options Report. These have been assessed against the SA Framework and the results are summarised below and presented in Appendices C, D and E.

2.4.1 Site Location for Gypsy and Traveller Sites

In the internal draft Preferred Options Report a policy on the provision of sites for Gypsies and Travellers was set out, Policy GT1. The policy stated that the need for additional sites for Gypsies and Travellers will be assessed and kept up to date. Sites will be allocated to meet any need identified subject to the following criteria:

- 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 is accessible to schools, shops and local services;
- iii. 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 countryside; and
- iv. The site has safe and convenient access to the highway network.

The Council intends to include a further policy in the Core Strategy which advocates where additional sites will be located (it is assumed that the sites will also follow the criteria set out in the internal draft Preferred Option Report, Policy GT1). In the Further Options Report, three options have been suggested for the appropriate provision of sites for Gypsies and Travellers. These are:

Option A – New sites should be spread across the District;

Option B – New sites should be located in or close to the towns and primary villages; or

Option C – Expanding the existing sites.

Initial SA of the Options

The three options were appraised against the SA Framework (See Appendix C). The appraisal found that:

- Option A is the least likely to put significant increased demand on existing education and health facilities. However, actual access to education and health facilities may be more limited than options B and C;
- Options B and C may result in an increased risk of the fear of crime and anti-social behaviour that can be associated with Gypsy and Travellers Sites due the location of sites or expansion of existing sites in or close to the towns and primary villages;

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- The preferred option should ensure that there is sufficient provision for open space, recreation and rearing animals;
- Option B is likely to have the best access to local facilities and services as new sites would be located in or close to the towns and primary villages; and
- It is not clear with any of the options whether the risk of flooding will be reduced (Objective SA16) or if there will be prudent use of resources (Objective SA17). It is recommended that the preferred option ensures flood risk is considered and there is efficient use of land, with brownfield land used in preference to greenfield sites.

2.4.2 Size of sites for Gypsy and Traveller Sites

In selecting appropriate sites for gypsies and travellers, the following options are also being considered:

- Option A – Sites should be sought that accommodate between eight and twelve pitches;
- Option B – Individual pitches should be encouraged to allow flexibility and choice for gypsies and travellers distributed across the District; or
- Option C – A combination of A and B; one site of between eight and twelve pitches plus individual pitches.

Initial SA of the Options

The three options were appraised against the SA Framework (See Appendix D). In terms of the overall appraisal of the options, there were similar issues to those regarding the location of sites.

- Option B is likely to result in the least demand on existing education and health facilities as individual sites would be located across the District. However actual access to education and health facilities and other key services may be more limited than options A and C. Option C would also allow site sizes to be targeted to those areas where sufficient capacity is available;
- Option B may reduce the fear of crime that can be associated with gypsy and traveller sites;
- The preferred option should ensure that there is provision for open space, recreation and rearing animals;
- It is not clear with any of the options whether the risk of flooding will be reduced (Objective SA16) or if there will be prudent use of resources (Objective SA17). It is recommended that the preferred option ensures that flood risk is considered and that brownfield land used in preference to greenfield sites.

2.4.3 Sites for Showground People

The Further Options Report indicates that only limited provision is required within Selby District for Showground people. Two options have been put forward for where suitable sites should be located.

Option A – In or close to the towns of Selby, Tadcaster or Sherburn in Elmet; or

Option B – In close proximity to the strategic road network (such as the M62, A1, and A64).

Initial SA of the Options

The two options were appraised against the SA Framework (See Appendix E). The appraisal found that:

- Option A is likely to have better access to key services such as education and health facilities as sites would be located close to towns and primary villages;
- The preferred option should ensure that sites have access to recreation and open space, particularly space for storing fairground vehicles; and
- It is not clear with any of the options whether the risk of flooding will be reduced (Objective SA16) or if there will be prudent use of resources (Objective SA17). It is recommended that the preferred option ensures that flood risk is considered and there is efficient use of land, with brownfield land used in preference to greenfield sites.

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3. SUMMARY AND CONCLUSIONS

The SA Review has found that there were no, or only slight, changes between the internal draft Preferred Options Report and the Further Options Report with regards to housing provision and affordable housing and renewable energy. The Further Options in relation to employment policies and sustainable communities are considered to be largely subject to local preferences and priorities as each option has differing sustainability benefits. With regard to the assessment of the options for Gypsies and Travellers, no one option for the location or size of sites performs significantly better than the others. With regard to the options for Showground People, Option A performs slightly better than Option B as it would make the sites more accessible to key services.

With regard to the SA of the Strategic Housing Sites, Site D performs slightly better than the other sites due to its accessibility to public transport services and regeneration of a previously developed site which is currently a target for thieves and has buildings in a dangerous condition. With regard to the assessment of Strategic Employment Sites, Site G performs slightly better in terms of environment and social objectives and slightly worse in terms of economic objectives. However, all of the housing and employment sites have a number of issues associated with them that would require addressing prior to redevelopment and it is recommended that further guidance is provided by Selby District Council in relation to the expectations for redevelopment within the final policy wording.

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APPENDIX A – APPRAISAL OF STRATEGIC HOUSING SITE OPTIONS

Abbreviation/Symbol	Description
Magnitude of Effect	
✓✓	Very sustainable
✓	Sustainable
-	Neutral
?	Uncertain
x	Unsustainable
xx	Very unsustainable

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Sustainability Objectives	Residential Site A	Residential Site B	Residential Site C	Residential Site D	Residential Site E	Residential Site F
1. Good quality employment opportunities available to all	-/✓ Allocation of this site for residential uses close to Selby Town Centre would provide a workforce within easy access of one of the main areas of employment within the district. The site is within the Selby North ward and Lower Super Output Area (LSOA) E01027906 which has the lowest overall rank of Indices of Multiple Deprivation (IMD) of all the sites falling within the 40% most deprived nationally. Both employment and income scores are also within the 40% most deprived nationally.	-/✓ Allocation of this site for residential uses close to Selby Town Centre would provide a workforce within easy access of one of the main areas of employment within the district. The site is within the Selby North ward and LSOAs E01027905 and E01027906 which have a comparatively low rank of IMD falling within the 45% and 40% most deprived nationally. Both employment and income scores are within the 45% most deprived nationally.	-/✓ Allocation of this site for residential uses close to Selby Town Centre would provide a workforce within easy access of one of the main areas of employment within the district. The site is within the Cawood with Wistow Ward and Selby North ward (LSOAs E01027887 and E01027905 respectively) and falls within the 20% least deprived and 50% most deprived nationally (depending upon the LSOA) in terms of overall IMD scores. Income and employment scores are within the 25% least deprived and 50% most deprived nationally.	-/✓ Allocation of this site for residential uses close to Selby Town Centre would provide a workforce within easy access of one of the main areas of employment within the district. The site is within the Barlby ward and LSOA E01027878 which has an overall rank of IMD within the 50% most deprived nationally. Both employment and income scores are around the 40% most deprived nationally.	-/✓ Allocation of this site for residential uses close to Selby Town Centre would provide a workforce within easy access of one of the main areas of employment within the district. The site is within the Brayton ward and LSOA E01027879 and E01027882 which have an overall IMD rank of within the 20% least deprived nationally and overall is the least deprived of all the Strategic Sites. Income scores are also within the 20% least deprived nationally whilst employment scores are within the 30% least deprived.	-/✓ Allocation of this site for residential uses close to Selby Town Centre would provide a workforce within easy access of one of the main areas of employment within the district. The site is within the Brayton ward and LSOA E01027881 which has an IMD rank within the 50% least deprived nationally. Employment and income scores are also within the 50% and 40% most deprived nationally respectively.
2. Conditions which enable business success, economic growth and investment	-	-	-	-	-	-
	Allocation of these sites for residential uses is unlikely to have a significant effect upon business success, economic growth and investment other than increasing the local labour supply.					

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Sustainability Objectives	Residential Site A	Residential Site B	Residential Site C	Residential Site D	Residential Site E	Residential Site F
3. Education and training opportunities to build skills and capacities	-	-	-	-	-	-
	The LSOA within which the site falls is just outside the top 10% most deprived nationally in terms of education, skills and training. This is the most deprived of all the sites. However, allocation of the site for residential uses only is unlikely to influence the basic education, skills and training of the local population.	The two LSOAs within which the site falls are just outside the top 10% most deprived nationally and just inside the 50% most deprived in terms of education, skills and training. However, allocation of the site for residential uses only is unlikely to influence the basic education, skills and training of the local population.	The LSOAs within which the site falls are within the 20% least deprived and 50% most deprived nationally in terms of education, skills and training. However, allocation of the site for residential uses only is unlikely to influence the basic education, skills and training of the local population.	The LSOA within which the site falls is within the 25% most deprived nationally in terms of education, skills and training. However, allocation of the site for residential uses only is unlikely to influence the basic education, skills and training of the local population.	The LSOAs within which the site falls are within the 50% most deprived nationally in terms of education, skills and training. However, allocation of the site for residential uses only is unlikely to influence the basic education, skills and training of the local population.	The LSOA within which the site falls is within the top 30% most deprived nationally in terms of education, skills and training. However, allocation of the site for residential uses only is unlikely to influence the basic education, skills and training of the local population.
4. Conditions and services to engender good health	✓	✓	✓	✓	✓	✓
	The LSOA within which the site falls is within the 40% least deprived nationally in terms of health deprivation and disability. The site is largely accessible to health services with two thirds of the site within walking distance of a doctor's surgery. The site is also very close to Selby Hospital. 8 public open spaces are accessible to some part of the site which should encourage recreation and positive	The LSOAs within which the site falls are within the 50% least deprived nationally in terms of health deprivation and disability. The site is accessible to existing health services being within walking distance of a doctor's surgery. 4 public open spaces are accessible to some part of the site which should encourage recreation and positive health.	The LSOAs within which the site falls are within the 20% and 50% least deprived nationally in terms of health deprivation and disability. The site is accessible to existing health services being within walking distance of a doctor's surgery. 6 public open spaces are accessible to some part of the site which should encourage recreation and positive health.	The LSOA within which the site falls is just outside the 30% least deprived nationally in terms of health deprivation and disability. The site is accessible to existing health services being within walking distance of a doctor's surgery. 7 public open spaces are accessible to some part of the site which should encourage recreation and positive health.	The LSOAs within which the site falls are around the 20% least deprived nationally in terms of health deprivation and disability. The site is accessible to existing health services being within walking distance of a doctor's surgery. 3 public open spaces are accessible to some part of the site which should encourage recreation and positive health.	The LSOA within which the site falls is within the 50% least deprived nationally in terms of health deprivation and disability. The site is accessible to existing health services being within walking distance of a doctor's surgery and very close to Selby Hospital. 3 public open spaces are accessible to some part of the site which should encourage recreation and positive health.

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Sustainability Objectives	Residential Site A	Residential Site B	Residential Site C	Residential Site D	Residential Site E	Residential Site F
	health.					
5. Safety and security for people and property	-	-	-	✓	-	-
	<p>Crime prevention measures are not specified at this stage. However, other Council policies should ensure that the developments are appropriately designed to reduce the risk of crime.</p> <p>The LSOA within which the site fall is within the 50% most deprived nationally in terms of crime and disorder.</p>	<p>Crime prevention measures are not specified at this stage. However, other Council policies should ensure that the developments are appropriately designed to reduce the risk of crime.</p> <p>The LSOAs within which the site falls are within the 50% and 15% most deprived nationally in terms of crime and disorder.</p>	<p>Crime prevention measures are not specified at this stage. However, other Council policies should ensure that the developments are appropriately designed to reduce the risk of crime.</p> <p>The LSOAs within which the site falls are within the 20% least deprived and 15% most deprived nationally in terms of crime and disorder.</p>	<p>Whilst crime prevention measures are not specified at this stage, this is a currently underused site which has become a target for thieves and many of the buildings are in a dangerous condition. The Crime Prevention Design Advisor therefore considers that from a police point of view regeneration of this site should be a priority.</p> <p>The LSOA within which the site falls is within the 50% most deprived nationally in terms of crime and disorder.</p>	<p>Crime prevention measures are not specified at this stage. However, other Council policies should ensure that the developments are appropriately designed to reduce the risk of crime.</p> <p>The LSOAs within which the site falls are within the 15% and 50% least deprived nationally in terms of crime and disorder.</p>	<p>Crime prevention measures are not specified at this stage. However, other Council policies should ensure that the developments are appropriately designed to reduce the risk of crime.</p> <p>The LSOA within which the site falls is within the 40% least deprived nationally in terms of crime and disorder.</p>
6. Vibrant communities to participate in decision-making	-	-	-	-	-	-
	At this initial allocation stage, there is nothing to distinguish between the sites in terms of community vibrancy although the final allocations may include community facilities. Provision of housing to meet local needs should build social and community capital and confidence.					
7. Culture, leisure and recreation (CLR) activities available to all	-	?	-	?	-	?
	At this initial allocation stage there is no information on whether CLR activities/venues will be included within the residential sites.	At this initial allocation stage there is no information on whether CLR activities/venues will be included within the residential sites. A	At this initial allocation stage there is no information on whether CLR activities/venues will be included within the residential sites.	At this initial allocation stage there is no information on whether CLR activities/venues will be included within the residential sites. A	At this initial allocation stage there is no information on whether CLR activities/venues will be included within the residential sites.	At this initial allocation stage there is no information on whether CLR activities/venues will be included within the residential sites. A

SA Review, Selby District Core Strategy Further Options and Strategic Sites

Sustainability Objectives	Residential Site A	Residential Site B	Residential Site C	Residential Site D	Residential Site E	Residential Site F
	<p>However, there are 8 public open spaces within 20 minutes walk of some part of the site. An increased local population may support CLR providers.</p> <p>Cross Hills Lane crosses the site but it is not anticipated that development of the site would be at the expense of existing rights of way or their equivalent.</p>	<p>sports ground is located within the allocation and this may be lost by the new development. However, there are 4 public open spaces within 20 minutes walk of some part of the site.</p> <p>An increased local population may support CLR providers. The site is cut by a field path NW-SE which provides access southwards through a residential area to the town centre but it is not anticipated that development of the site would be at the expense of existing rights of way or their equivalent.</p>	<p>However, there are 6 public open spaces within 20 minutes walk of some part of the site. An increased local population may support CLR providers. One field path cuts through the site SW-NE and provides access to the town centre but it is not anticipated that development of the site would be at the expense of existing rights of way or their equivalent.</p>	<p>sports ground and allotment gardens are located within the allocation which may be lost by the new development. However, there are 7 public open spaces within 20 minutes walk of some part of the site. An increased local population may support CLR providers. The site is currently known by many as the gateway to Selby but is currently an eyesore. Regeneration of the site should therefore enhance the visitor experience to Selby and may encourage people to visit Selby.</p> <p>There is an internal road system across most of the site. This would be amended in the event of development of the site.</p>	<p>However, there are 3 public open spaces within 20 minutes walk of some part of the site. An increased local population may support CLR providers. There is a minor road crossing the site from north to south and a footpath near the A19 which provides access into an adjacent residential area to the south but it is not anticipated that development of the site would be at the expense of existing rights of way or their equivalent.</p>	<p>playing field is located within the allocation which may be lost by the new development. However, there are 3 public open spaces within 20 minutes walk of some part of the site. An increased local population may support CLR providers. Brackenhill Lane forms the southwestern boundary of the site and Foxhills Lane cuts across the eastern end of the site from north to south. However, it is not anticipated that development of the site would be at the expense of existing rights of way or their equivalent.</p>
8. Quality housing	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓

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Sustainability Objectives	Residential Site A	Residential Site B	Residential Site C	Residential Site D	Residential Site E	Residential Site F
available to everyone	The site is within the 50% least deprived in terms of barriers to housing and services and is within the top 15% least deprived in terms of the living environment. The provision of new housing to meet local needs should reduce the barriers to housing.	The site is within the 50% and 20% least deprived in terms of barriers to housing and services and is within the top 40% most deprived and 20% least deprived in terms of the living environment (depending upon the LSOA). Provision of housing to meet local needs should reduce barriers to housing.	The site is within the 25% most deprived and 20% least deprived in terms of barriers to housing and services and is within the 50% most deprived and 25% least deprived in terms of the living environment depending upon the LSOA. Provision of housing to meet local needs should reduce barriers to housing.	The site is within the 25% least deprived in terms of barriers to housing and services and is within the 50% most deprived in terms of the living environment. Although the site is within an area of relatively low housing deprivation, allocation of the site adjacent to areas of higher housing deprivation should help to improve scores in adjacent LSOAs.	The site is within the 5% least deprived and 50% most deprived in terms of barriers to housing and services and is within the 10% least deprived and 15% least deprived in terms of the living environment. Provision of housing to meet local needs should reduce barriers to housing.	The site is within the 30% least deprived in terms of barriers to housing and services and is within the 5% least deprived in terms of the living environment. Although the site is within an area of relatively low housing deprivation, allocation of the site adjacent to areas of higher housing deprivation should help to improve scores in adjacent LSOAs.
9. Local needs met locally	✓	✓	✓✓	?/✓✓	?/✓✓	?/✓✓
	The site has reasonable access to local facilities with the following % of the site within 20 minutes walking time: Town Centre – 25% Local Shops – 66% GP – 66% Primary school – 100% There are no secondary schools within 20 minutes walk. One primary school accessible to this Site is within the Local	The site has reasonable access to local facilities with the following % of the site within 20 minutes walking time: Town Centre – 0% Local Shops – 100% GP – 100% Primary school – 100% There are no secondary schools within 20 minutes walk. One primary school accessible to this Site is within the Local Authority's Primary	The site has excellent access to local facilities with the following % of the site within 20 minutes walking time: Town Centre – 100% Local Shops – 100% GP – 100% Primary school – 100% (to 3No) There are no secondary schools within 20 minutes walk of part of the site. One primary school	The site has good access to local facilities with the following % of the site within 20 minutes walking time: Town Centre –100% Local Shops – 0% GP – 100% Primary school – 100% (to 2No) There is 1 secondary school within 20 minutes walk of part of the site. According to the County	The site has good access to local facilities with the following % of the site within 20 minutes walking time: Town Centre –0% Local Shops – 100% GP – 100% Primary school – 100% (to 2No) There is 1 secondary school within 20 minutes walk of part of the site (a second school also serves this	The site has good access to local facilities with the following % of the site within 20 minutes walking time: Town Centre –0% Local Shops – 100% GP – 100% Primary school – 100% (to 3No) There is 1 secondary school within 20 minutes walk of part of the site (a second school also serves this area).

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Sustainability Objectives	Residential Site A	Residential Site B	Residential Site C	Residential Site D	Residential Site E	Residential Site F
	<p>Authority's Primary Capital Programme for future refurbishment and redevelopment and there may be some scope to increase capacity in future years. However, if this site is developed in combination with either Sites B or C, a new school may be required.</p> <p>Whilst there are no secondary schools within 20 minutes walk of this site, the schools serving this area are likely to have sufficient capacity to accommodate the anticipated future development.</p>	<p>Capital Programme for future refurbishment and redevelopment and there may be some scope to increase capacity in future years. However, if this site is developed in combination with either Sites A or C, a new school may be required.</p> <p>Whilst there are no secondary schools within 20 minutes walk of this site, the schools serving this area are likely to have sufficient capacity to accommodate the anticipated future development.</p>	<p>accessible to this Site is within the Local Authority's Primary Capital Programme for future refurbishment and redevelopment and there may be some scope to increase capacity in future years. However, if this site is developed in combination with either Sites A or B, a new school may be required.</p>	<p>Council Children and Young People's Service, a forecast development of 700 dwellings is likely to require expansion to one or both primary schools or provision of a new primary school. The secondary school serving this area is also unlikely to have sufficient capacity.</p>	<p>area)</p> <p>It is unlikely that the primary schools would have sufficient capacity for pupil yield arising from anything greater than 300 units and an increase in capacity would need to be explored. The secondary schools serving this area have capacity for additional pupils.</p>	<p>It is unlikely that the primary schools would have sufficient capacity for pupil yield arising from anything greater than 300 units and an increase in capacity would need to be explored. The secondary schools serving this area have capacity for additional pupils.</p>
10. A transport network which maximises access whilst minimising detrimental impacts	✓	✗	✗	✓	-	-
	<p>The majority of the site is not currently within 5 minutes walk of a bus stop but pedestrian routes to the A1238 would be sought in association with the development which would bring a proportion of the site within the threshold. Services on the A19 do not currently meet the RSS</p>	<p>The north eastern half of the site is within a 5 minute walk of Wistow Road bus service although this is currently hourly and therefore does not meet the RSS criteria.</p> <p>Traffic arising from this site would have to feed through the town centre. The County Council Highways Authority has</p>	<p>The western third of the site is within a 5 minute walk of Wistow Road bus service although this is currently hourly and therefore does not meet the RSS criteria.</p> <p>Traffic arising from this site would have to feed through the town centre. Comments received from the County Council</p>	<p>75% of the site is likely to be within 5 minutes walk of Barby Road services with good service frequency of approximately 4 per hour. The site is also in close proximity to the railway station.</p> <p>A new bridge would be required over the railway to access the A19 from the southern</p>	<p>Half of the site is within 5 minutes walk of the bus service on the A19. However, this does not meet the RSS frequency criteria.</p> <p>The site will have direct or very good access to the A road system and does not present any major issues in terms of network capacity.</p>	<p>Only very small areas of the site are within 5 minutes walk of services on the A19 and A1238. Services on the A19 do not meet the RSS frequency criteria and services on the A1238 are approximately 2 per hour but are not evenly spaced.</p> <p>The site will have direct or very good access to</p>

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Sustainability Objectives	Residential Site A	Residential Site B	Residential Site C	Residential Site D	Residential Site E	Residential Site F
	<p>frequency criteria of 30 minutes or less frequency. Services on the A1238 are approximately 2 per hour.</p> <p>This site, if accessed from the A1238, has good connectivity to the highway network and according to the County Council Highways Authority does not present any major issues in terms of network capacity. However, a new access involving bridging Selby Dam would be required.</p>	<p>responded as follows:</p> <p>This site would be accessed from Wistow Road which, based on local knowledge, does not have the capacity to accommodate a development of this scale and due to physical constraints on the ground suitable mitigation measures are not available to alleviate the additional impact on the network. The County Council would therefore not support the inclusion of this site as a Strategic Housing allocation.</p>	<p>Highways Authority are the same as for Site B.</p>	<p>part of the site, and hence major infrastructure improvements would be required. With the construction of this bridge the site does not present any major issues in terms of network capacity. This site is the subject of ongoing discussions with the County Council and as such, issues relating to access / capacity have already been investigated and possible solutions / mitigation measures outlined.</p>	<p>However, the canal bridge at the south eastern corner of the site is very narrow and a listed building. A parallel new bridge could be constructed as part of the development.</p>	<p>the A road system and does not present any major issues in terms of network capacity. However, it is noted from the document that access would be via Foxhill Lane which is not suitable for this scale of development, therefore, considerable infrastructure investment would be required to facilitate the delivery of this site. The level crossing at the north-eastern corner of the site would probably require automating and possibly a new link to the A1238.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development	-	-	-	✓	-	-
	<p>The site would be a greenfield urban extension. The Agricultural land classification is Grade 2 which is very good agricultural land.</p> <p>The site is close to Selby Town Centre and associated local amenities.</p> <p>The quality of the built environment is not currently specified by</p>	<p>The site would be a greenfield urban extension. The Agricultural land classification is Grade 2 which is very good agricultural land.</p> <p>The site is close to Selby Town Centre and associated local amenities.</p> <p>The quality of the built environment is not currently specified by</p>	<p>The site would be a greenfield urban extension. The Agricultural land classification is Grade 1 which is excellent agricultural land.</p> <p>The site is close to Selby Town Centre and associated local amenities.</p> <p>The quality of the built environment is not currently specified by</p>	<p>The site would be an urban extension but is currently partially occupied by Olympia Park (an industrial estate) with some disused buildings together with public open space and allotments. As the site has been previously used, a beneficial effect is shown. The site is not classified as agricultural land.</p>	<p>The site would be a greenfield urban extension and is in the currently designated Strategic Countryside Gap where developments are not generally permitted by the current Selby Local Plan Policies if the effect on the open character of the countryside or the gap between settlements would be</p>	<p>The site would be a greenfield urban extension and is in the currently designated Strategic Countryside Gap.</p> <p>The Agricultural land classification is Grade 2 which is very good agricultural land.</p> <p>The quality of the built environment is not currently specified by the allocation but would</p>

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Sustainability Objectives	Residential Site A	Residential Site B	Residential Site C	Residential Site D	Residential Site E	Residential Site F
	the allocation but would be covered by other Council policies.	the allocation but would be covered by other Council policies.	the allocation but would be covered by other Council policies.	The quality of the built environment is not currently specified by the allocation but would be covered by other Council policies.	compromised. The Agricultural land classification is Grade 2 which is very good agricultural land. The quality of the built environment is not currently specified by the allocation but would be covered by other Council policies.	be covered by other Council policies.
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	? The site abuts the north-western edge of the Leeds Road Conservation Area and is located immediately to the south of a group of listed buildings at Hempbridge Farm. This would need to be taken into account in any new development. Long distance views of Selby Abbey and St James Church would need to be considered and taken advantage of. The site does not contain or lie adjacent to Ancient Monuments, known archaeological sites, or registered parks and gardens.	? A group of buildings at Hempbridge Farm at the southwestern end of the Site are listed. The site is not located within or adjacent to any Conservation Areas, Ancient Monuments, known archaeological sites, or registered parks and gardens.	- The site is not located within or adjacent to any conservation areas, Ancient Monuments, known archaeological sites, or registered parks and gardens.	? The riverside area, at the south-western end of this site lies within the Selby Conservation Area. This will need to be taken into account in any new development. Site D provides views across to Selby Abbey and St James Church spire. It is not thought that development of the site would interfere with views of the Abbey from any other important location, but the design of any development should attempt to take advantage of the views from within the site. The site does not contain or lie adjacent to Ancient Monuments,	?/ x The western third of the site lies within the Brayton Church Conservation area. Brayton Church is a Grade 1 listed building and Brayton Rectory is also listed. Development within the Brayton Church Conservation Area may affect views of the church. The Canal Bridge at the south eastern corner of the Site is also listed. This will need to be taken into account in any new development. Due to the amount of the Site lying within the conservation area, and the proximity of the	?/ x The south eastern corner of the site is within the Brayton Church Conservation Area. Brayton Church is a Grade 1 listed building and Brayton Rectory is also listed. Development within the Brayton Church Conservation Area may affect views of the church. This will need to be taken into account in any new development. Due to some of the Site lying within the conservation area, and the proximity of the Grade 1 listed church, the potential for negative impacts exists if suitable mitigation is

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Sustainability Objectives	Residential Site A	Residential Site B	Residential Site C	Residential Site D	Residential Site E	Residential Site F
				known archaeological sites, or registered parks and gardens.	Grade 1 listed church, the potential for negative impacts exists if suitable mitigation is not included. The site does not contain or lie adjacent to Ancient Monuments, archaeological sites, registered parks and gardens.	not included. The site does not contain or lie adjacent to Ancient Monuments, archaeological sites, registered parks and gardens.
13. A bio-diverse and attractive natural environment	-	-	-	-	-	-
	There are no known geological sites, sites of nature conservation interest or protected species habitats present on the site. At this stage, requirements for ecological enhancements have not been specified.					
14. Minimal pollution levels	-	-	-	✓	-	-
	The site is greenfield and is not anticipated to be contaminated. The site is not in an Air Quality Management Area (AQMA).	The site is greenfield and is not anticipated to be contaminated. The site is not in an Air Quality Management Area (AQMA).	The site is greenfield and is not anticipated to be contaminated. The site is not in an Air Quality Management Area (AQMA).	Due to the use of the site as an industrial estate, there is potential for contamination. This would need to be investigated and potentially remediated resulting in a beneficial effect. The site is not in an Air Quality Management Area (AQMA).	The site is greenfield and is not anticipated to be contaminated. The site is not in an Air Quality Management Area (AQMA).	The site is greenfield and is not anticipated to be contaminated. The site is not in an Air Quality Management Area (AQMA).
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	x	x	x	x	x	x
	Allocation of any site for new residential uses is likely to result in increased greenhouse gas emissions from transport, construction and operation of the development. Minimising these emissions would be controlled by other Council policies relating to energy efficient design and renewable energy requirements.					

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Sustainability Objectives	Residential Site A	Residential Site B	Residential Site C	Residential Site D	Residential Site E	Residential Site F
16. Reduce the risk of flooding to people and property	xx	xx	xx	xx	x	x
	The site lies partly within flood zone 2 and 3a and therefore has a high risk of flooding. Bridging of the Selby Dam would be required to access this site. The effect on flood risk would therefore need to be assessed.	The site lies partly within flood zone 3b – the functional flood plain where development is not normally permitted.	The site lies entirely within Flood Zone 3a and therefore has a high risk of flooding.	The site lies entirely within Flood Zone 3a and therefore has a high risk of flooding.	The north eastern part of the site lies within Flood Zone 2.	The majority of the site lies within Flood Zone 2.
17. Prudent and efficient use of resources	x	x	x	x	x	x
	Any new development is likely to result in increased use of resources and waste generation. However, requiring and/or encouraging resource efficiency and waste management would be controlled by other Core Strategy and Council policies.					

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APPENDIX B – APPRAISAL OF STRATEGIC EMPLOYMENT SITE OPTIONS

Abbreviation/Symbol	Description
Magnitude of Effect	
✓✓	Very sustainable
✓	Sustainable
-	Neutral
?	Uncertain
x	Unsustainable
xx	Very unsustainable

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Sustainability Objectives	Employment Site G (Olympia)	Employment Site H (Burn)
1. Good quality employment opportunities available to all	✓	✓✓
	<p>Allocation of this site would result in the creation of up to 81ha of employment land and therefore potential for significant new employment development.</p> <p>The site is within the Barlby Ward and Lower Super Output Area (LSOA) E01027878 which is just within the top 50% most deprived in terms of overall Indices of Multiple Deprivation (IMD). The rank of income and employment are around the 40% most deprived. The site is therefore within a more deprived LSOA than Employment Site H. However, it is less accessible by public transport travel than Site H because of the difficulties of accessing current public transport services on foot.</p>	<p>Allocation of this site would result in the creation of up to 195 ha of employment land and therefore potential for significant new employment development.</p> <p>The site is within the Hambleton Ward and LSOA E01027895 and is relatively highly ranked in the overall Indices of Multiple Deprivation (in the top 30% least deprived). The rank of income is within the top quintile (ie least deprived) whilst the rank of employment score is within the 40% least deprived. The site is therefore within a less deprived LSOA than employment site G. However, the site is accessible within 40minutes public transport travel time to a greater proportion of the Selby population (approximately 26,000) than Site G. However, the current bus service is only once per hour and would probably need to be supplemented.</p>
2. Conditions which enable business success, economic growth and investment	✓	✓✓
	<p>The allocation would increase the amount of employment land in the District by up to 81ha which would enable business growth and investment.</p>	<p>The allocation would increase the amount of employment land in the District by up to 195ha which would enable business growth and investment.</p>
3. Education and training opportunities to build skills and capacities	-	-
	<p>The IMD rank of education, skills and training is poor, falling within the 25% most deprived overall. Whilst allocation of the site for employment uses is likely to result in some on-the-job training and potentially encourage life-long learning, the allocation itself cannot influence this and therefore a neutral score is given.</p>	<p>The rank of education falls within the 42% least deprived. Whilst allocation of the site for employment uses is likely to result in some on-the-job training and potentially encourage life-long learning, the the allocation itself cannot influence this and therefore a neutral score is given.</p>
4. Conditions and services to engender good health	-	-
	<p>Employment generation should enhance the overall feeling of wellbeing, however, allocation of employment sites cannot influence the quality or accessibility of health services and therefore the overall effect is expected to be neutral.</p>	
5. Safety and security for people and property	✓	✓
	<p>The provision of greater employment opportunities should have knock-on effects in improving issues associated with deprivation such as crime. The IMD rank of crime and disorder for the LSOA</p>	<p>The provision of greater employment opportunities should have knock-on effects in improving issues associated with deprivation such as crime. The IMD rank of crime and disorder for the LSOA</p>

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Sustainability Objectives	Employment Site G (Olympia)	Employment Site H (Burn)
	within which the site is located is within the 50% most deprived. However, employees may be drawn from other more deprived areas.	within which the site is located is within the 30% least deprived. However, employees may be drawn from other more deprived areas.
6. Vibrant communities to participate in decision-making	✓	-
	The exact nature of uses on the site is currently unknown and may include community facilities/conference facilities. Generation of employment should increase the vibrancy of the local communities and improve social and community capital and confidence.	The exact nature of uses on the site is currently unknown and may include community facilities/conference facilities. Generation of employment should increase the vibrancy of the local communities but given that the site is already currently used by a gliding club which is likely to contribute to community vibrancy, a neutral score has been given.
7. Culture, leisure and recreation activities available to all	-	-/x
	The exact nature of the uses that will be developed on the site is currently unknown but may include some additional public open space or extension to the existing footpath/cycleway along the southern boundary adjacent to the river. However, as the site uses are currently unknown a neutral score has been given.	There are no rights of way within this site but development of the site for employment uses is likely to result in loss of space for the existing gliding club present on the site. However, due to the size of the site it is anticipated that some recreational space could be provided.
8. Quality housing available to everyone	-	-
	Not applicable for the assessment of employment sites.	
9. Local needs met locally	✓	✓
	Creation of employment opportunities near to Selby Town Centre should help create regional supply chains for goods and services and make employment uses accessible to a large part of the District's population.	Creation of employment opportunities near to Selby Town Centre should help create regional supply chains for goods and services and make employment uses accessible to a large part of the District's population.
10. A transport network which maximises access whilst minimising detrimental impacts	✓✓	✓
	The site is located immediately adjacent to Selby Town Centre and the 2001 Census Working Age Population within 40minutes public transport travel time of this site in the weekday morning peak is 19,911. Part of the site north of the railway is within 5 minutes walk of the Barby Road Bus Services (4 per hour). The remainder of the site is not currently served by public transport. The railway station is within a reasonable distance of the site.	This site is slightly removed from Selby Town Centre although the 2001 Census Working Age Population within 40minutes public transport travel time of this site in the weekday morning peak is greater than for employment site G at 26,402. However, only a very small part of the site is currently within 5 minutes walk of services on the A19 and the current bus service is only once per hour and would probably need to be supplemented. Construction of the Burn By-pass would bring

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Sustainability Objectives	Employment Site G (Olympia)	Employment Site H (Burn)
	A pedestrian and cycle route runs along the southern boundary of the site along the river.	services closer to the site but a new service would be needed to provide adequate access to the complete site.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development	-	?
	The site is a greenfield urban extension and part of the site is classified as Grade 2 Agricultural land which is very good agricultural land. Design requirements have not been specified at this stage but would be in accordance with the requirements of other Core Strategy Policies which should ensure that the development is appropriate to the setting.	The site has been used as an airfield previously and retains some runways which are used by a gliding club. The remainder of the site is in agricultural use. The Agricultural land classification is Grade 2 which is very good agricultural land. Whilst the site is classified as brownfield land, development of this site would result in loss of some openness in this area although it is not within the Greenbelt or the locally designated Strategic Countryside Gap. Design requirements have not been specified at this stage but would be in accordance with the requirements of other Core Strategy Policies which should ensure that the development is appropriate to the setting.
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings	-	-
	The sites do not impact upon any Conservation Areas, listed buildings, Ancient Monuments, registered parks and gardens or known archaeological sites.	
13. A bio-diverse and attractive natural environment	-	-
	The sites are not designated as a geological site or site of nature conservation interest and there are no known protected species habitats present.	
14. Minimal pollution levels	-/?	✓/?
	The potential for new pollution to occur would depend upon the end use of the site. The site is not in an Air Quality Management Area (AQMA). Development of the site for employment uses may increase traffic flows on local roads resulting in an increase of air pollution and this should be assessed at the time.	Due to the site's historical use as an airfield, there may be areas of contamination which would require remediation. The potential for new pollution to occur would depend upon the end use of the site. The site is not in an Air Quality Management Area (AQMA). Development of the site for employment uses may increase traffic flows on local roads resulting in an increase of air pollution

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Sustainability Objectives	Employment Site G (Olympia)	Employment Site H (Burn)
		and this should be assessed at the time.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	<p>x</p> <p>Allocation of any site for new employment uses is likely to result in increased greenhouse gas emissions from transport, construction and operation of the development. Minimising these emissions would be controlled by the other Core strategy policies relating to energy efficient design and renewable energy requirements.</p> <p>Site G is likely to be more easily accessible from the existing primary road network and is therefore more likely to result in lower transport related emissions than Site H. However, Site H is accessible by public transport to a greater number of the Selby population.</p>	<p>x</p> <p>Allocation of any site for new employment uses is likely to result in increased greenhouse gas emissions from transport, construction and operation of the development. Minimising these emissions would be controlled by the other Core strategy policies relating to energy efficient design and renewable energy requirements.</p>
16. Reduce the risk of flooding to people and property	<p>xx</p> <p>The site lies entirely within Flood Zone 3a and therefore has a high risk of flooding.</p>	<p>xx</p> <p>The site lies within Flood Zone 3b – the functional floodplain, where development is not normally permitted.</p> <p>The Environment Agency have indicated in a recent consultation response that it is likely that further study will demonstrate that the site is not within the functional floodplain. This is because outside built up areas the flood zone maps do not distinguish between 3a and 3b (i.e. both are classed as functional floodplain). However part of the site would still remain within Flood Zone 3 (high risk).</p>
17. Prudent and efficient use of resources	<p>x</p> <p>Any new development is likely to result in increased use of resources and waste generation. However, requiring and/or encouraging resource efficiency and waste management would be controlled by other Core Strategy and Council policies</p>	<p>x</p>

**SA Review, Selby District Core Strategy Further
Options and Strategic Sites**

**APPENDIX C - APPRAISAL OF SITE LOCATION OPTIONS FOR GYPSY AND
TRAVELLER SITES**

Abbreviation/Symbol	Description
Magnitude of Effect	
✓✓	Very sustainable
✓	Sustainable
-	Neutral
?	Uncertain
x	Unsustainable
xx	Very unsustainable

SA Review, Selby District Core Strategy Further Options and Strategic Sites

Sustainability Objectives	Option A	Option B	Option C
Employment opportunities (SA1)	-	-	-
	The options relate to allocating sites for gypsies and travellers and are anticipated to have a neutral effect on employment opportunities.		
Conditions which enable economic growth (SA2)	-	-	-
	The options relate to allocating sites for gypsies and travellers and are anticipated to have a neutral effect on economic growth.		
Education and training opportunities (SA3)	✓/!	✓/!	?
	If the sites are spread across the District there should not be too much increased demand on existing school capacity. However access may not be as good as sites located in or close to towns and primary villages.	If the sites are located in or close to the towns and primary villages there may not be sufficient capacity within existing education facilities. However access should be good as the sites are close to towns and primary villages.	If the existing sites are expanded there may not be enough capacity within existing education facilities and depending on where the sites are located, access may not be as good as sites close to towns and primary villages.
Conditions to engender good health (SA4)	✓/!	✓/!	?
	If the sites are spread across the District there should not be too much increased demand on existing health care capacity. However access may not be as good as sites located in or close to towns and primary villages.	If the sites are located in or close to the towns and primary villages there not be enough capacity within existing health care facilities. However access should be good as the sites are close to towns and primary villages.	If the existing sites are expanded there may not be enough capacity within existing health care facilities and depending on where the sites are located, access may not be as good as sites close to towns and primary villages..
Safety and security – people & property (SA5)	?	?/x	?/x
	Anti-social behaviour and crime is often associated with gypsy and traveller sites. By spreading the sites across the District the gypsies and travellers may become more integrated into the local community. The sites themselves must consider the health and safety and security of the residents.	Anti-social behaviour and crime is often associated with gypsy and traveller sites. Locating sites in or close to the towns and primary villages may increase the fear of crime within local communities. The sites themselves must consider the health and safety and security of the residents.	Anti-social behaviour and crime is often associated with gypsy and traveller sites. Expanding of existing sites could increase the fear of crime within local communities. The sites themselves must consider the health and safety and security of the residents.
Vibrant communities to participate in decision making (SA6)	-	-	-
	The options relate to allocating sites for gypsies and travellers and are anticipated to have a neutral effect on community participation in decision making.		
Accessibility to culture, leisure and recreation (CLR) activities (SA7)	?	✓/!	?
	Sites located across the district may not have as good access to CLR activities as those located within towns and villages. It is important that the sites themselves have recreation areas and open space to keep animals.	Sites located within towns and villages are likely to have the best access to CLR activities. It is important that the sites themselves have recreation areas and open space to keep animals.	Accessibility to CLR activities will depend upon the location of the existing sites. However, it is important that the sites themselves have recreation areas and open space to keep animals.

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Sustainability Objectives	Option A	Option B	Option C
Quality housing available to all (SA8)	✓	✓	✓
	The policy is anticipated to meet the housing needs of gypsies and travellers by providing them with suitable sites.		
Local needs met locally (SA9)	-	-	-
	The options relate to the allocation of sites for gypsies and travellers and are anticipated to have a neutral effect on local needs.		
Transport and access (SA10)	✓	✓✓	✓
	The draft policy within the internal draft Preferred Options Report requires that any selected sites have access to schools, shops and local services. Therefore, this will contribute to improving access to opportunities and facilities for all groups. All selected sites must have safe and convenient access to the highway network. However access may not be as good as sites located in or close to towns and primary villages.	The draft policy within the internal draft Preferred Options Report requires that any selected sites have access to schools, shops and local services. Therefore, this will contribute to improving access to opportunities and facilities for all groups. All selected sites must have safe and convenient access to the highway network. Close proximity to towns and primary villages will increase access to services.	The draft policy within the internal draft Preferred Options Report requires that any selected sites have access to schools, shops and local services. Therefore, this will contribute to improving access to opportunities and facilities for all groups. All selected sites must have safe and convenient access to the highway network. However access may not be as good as sites located in or close to towns and primary villages.
Built environment & land-use (SA11)	-	-	-
	The draft policy within the internal draft Preferred Options Report requires that the sites will be well screened or have the ability to be screened. Selected sites should not have a significant adverse effect on the character and appearance of the countryside.		
Historic built environment (SA12)	-	-	-
	The draft policy within the internal draft Preferred Options Report stipulates that any site selected for gypsies and travellers must not be located within a Locally Important Landscape Area, a Historic Park or Garden, or an area of archaeological importance.		
Biodiversity (SA13)	-	-	-
	The draft policy within the internal draft Preferred Options Report should ensure that any sites selected for gypsies and travellers will not harm a site of acknowledged nature conservation importance and will not be located within a Locally Important Landscape Area. In addition, selected sites should not have a significant adverse effect on the character and appearance of the countryside.		
Minimal pollution levels (SA14)	-	-	-
	The options relate to the allocation of sites for gypsies and travellers and are anticipated to have an overall neutral effect on minimising pollution levels.		
Greenhouse gas & climate change (SA15)	-	-	-
	The options relate to the allocation of sites for gypsies and travellers and are anticipated to have an overall neutral effect on greenhouse gas emissions and climate change.		
Reduce risk of flooding (SA16)	?	?	?
	The draft policy within the internal draft Preferred Options Report does not indicate that identified sites should be directed away from areas of flood risk. Therefore the effect of the options on flooding is therefore uncertain.		
Prudent use of resources (SA17)	?	?	?
	The draft policy within the internal draft Preferred Options Report does not indicate whether the new sites should be located on brownfield land or how resource use would be minimised. Sites near to towns and villages may be able to use local infrastructure such as electricity and gas		

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Options and Strategic Sites**

Sustainability Objectives	Option A	Option B	Option C
	supplies and recycling facilities. However, easier access to resources may result in increased resource use.		

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Options and Strategic Sites**

APPENDIX D – APPRAISAL OF SITE SIZE OPTIONS FOR GYPSY AND TRAVELLER SITES

Abbreviation/Symbol	Description
	Magnitude of Effect
✓✓	Very sustainable
✓	Sustainable
-	Neutral
?	Uncertain
x	Unsustainable
xx	Very unsustainable

SA Review, Selby District Core Strategy Further Options and Strategic Sites

Sustainability Objectives	Option A	Option B	Option C
Employment opportunities (SA1)	-	-	-
	The options relate to allocating sites for gypsies and travellers and are anticipated to have a neutral effect on employment opportunities.		
Conditions which enable economic growth (SA2)	-	-	-
	The options relate to allocating sites for gypsies and travellers and are anticipated to have a neutral effect on economic growth.		
Education and training opportunities (SA3)	?	✓/!	✓
	Larger sites may put pressure on existing educational facilities.	If individual sites are located across the District there may be less pressure on existing education facilities. However access may be more difficult than sites close to towns and primary villages.	Larger sites may put pressure on existing educational facilities. However, site sizes could be targeted according to the available facilities giving more flexibility.
Conditions to engender good health (SA4)	?	✓/!	✓
	Larger sites may put pressure on existing healthcare facilities.	If individual sites are located across the District there may be less pressure on existing health facilities. However access may be more difficult that sites close to towns and primary villages.	Larger sites may put pressure on existing healthcare facilities. However, site sizes could be targeted according to the available facilities giving more flexibility.
Safety and security – people & property (SA5)	?	✓/!	?
	Anti-social behaviour and crime is often associated with gypsy and traveller sites and larger sites may result in an increased fear of crime within the local community.	Anti-social behaviour and crime is often associated with gypsy and traveller sites. By creating smaller sites across the District the gypsies and travellers may become more integrated into the local community.	Anti-social behaviour and crime is often associated with gypsy and traveller sites and larger sites may result in an increased fear of crime within the local community.
Vibrant communities to participate in decision making (SA6)	-	-	-
	The options relate to allocating sites for gypsies and travellers and are anticipated to have a neutral effect on community participation in decision making.		
Accessibility to culture, leisure and recreation (CLR) activities (SA7)	-	-/!	-
	The sizes of the sites are unlikely to have a significant effect on their accessibility to CLR activities. Smaller sites may be less likely to have communal open space and recreational areas.		
Quality housing available to all (SA8)	✓	✓	✓
	The options are anticipated to meet the housing needs of gypsies and travellers by providing them with suitable sites.		
Local needs met locally (SA9)	-	-	-
	The options relate to allocation of sites for gypsies and travellers and are anticipated to have a neutral effect on local needs.		
Transport and access (SA10)	✓	✓	✓
	The draft policy within the internal draft Preferred Options Report requires that any selected sites have access to schools, shops and local services. Therefore, this will contribute to improving access to opportunities and facilities for all groups. All selected sites must have safe and convenient access to the highway network. The relative accessibility of the sites will be dependent upon their location rather than the size.		

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Sustainability Objectives	Option A	Option B	Option C
Built environment & land-use (SA11)	-	-	-
	The draft policy within the internal draft Preferred Options Report requires that the sites will be well screened or have the ability to be screened. Selected sites should not have a significant adverse effect on the character and appearance of the countryside.		
Historic built environment (SA12)	-	-	-
	The draft policy within the internal draft Preferred Options Report stipulates that any site selected for gypsies and travellers must not be located within a Locally Important Landscape Area, a Historic Park or Garden, or an area of archaeological importance. Assuming this policy is adopted, the site size is unlikely to have a significant effect on the historic built environment.		
Biodiversity (SA13)	-	-	-
	The draft policy within the internal draft Preferred Options Report should ensure that any sites selected for gypsies and travellers will not harm a site of acknowledged nature conservation importance and will not be located within a Locally Important Landscape Area. In addition, selected sites should not have a significant adverse effect on the character and appearance of the countryside.		
Minimal pollution levels (SA14)	-	-	-
	The options relate to allocation of sites for gypsies and travellers and are anticipated to have an overall neutral effect on minimising pollution levels.		
Greenhouse gas & climate change (SA15)	-	-	-
	The options relate to allocation of sites for gypsies and travellers and are anticipated to have an overall neutral effect on greenhouse gas emissions and climate change.		
Reduce risk of flooding (SA16)	?	?	?
	Larger sites may be more established and therefore be covered with hardstanding or have established drainage systems. However, the impact on flood risk is dependent upon site location more than site size.		
Prudent use of resources (SA17)	-	-	-
	The size of the site is unlikely to have a significant effect on the use of resources. It may be easier to set up facilities on larger sites such as electricity and gas supplies and recycling collections but provision of electricity and gas supplies may also encourage increased resource use.		

**SA Review, Selby District Core Strategy Further
Options and Strategic Sites**

APPENDIX E – APPRAISAL OF SITE OPTIONS FOR SHOWGROUND PEOPLE

Abbreviation/Symbol	Description
	Magnitude of Effect
✓✓	Very sustainable
✓	Sustainable
-	Neutral
?	Uncertain
x	Unsustainable
xx	Very unsustainable

SA Review, Selby District Core Strategy Further Options and Strategic Sites

Sustainability Objectives	Option A	Option B
Employment opportunities (SA1)	-	-
	The options relate to allocating sites for Showground People and are anticipated to have a neutral effect on employment opportunities.	
Conditions which enable economic growth (SA2)	-	-
	The options relate to allocating sites for Showground People and are anticipated to have a neutral effect on economic growth.	
Education and training opportunities (SA3)	✓	?
	The sites should have good access to education facilities as they would be close to the principal towns in the District. School capacity should not be a major issue as only the Further Options report anticipates that very limited provision is required for Showground people.	If the sites are located on the strategic road network, there may not be such close proximity to education facilities as sites close to the towns and primary villages.
Conditions to engender good health (SA4)	✓	?/x
	The sites should have good access to health facilities as they would be close to the principal towns in the District. Health care capacity should not be a major issue as only limited provision is required for Showground people.	If the sites are located on the strategic road network, they may not be such close proximity to health facilities. Living in close proximity to busy roads may have negative impacts on health.
Safety and security – people & property (SA5)	?/x	?
	Whilst Showground people tend to occupy sites intermittently, there remains some potential for occupation of sites close to principal towns and villages to increase the fear of crime within the local community. The sites themselves must consider the health and safety and security of the residents.	Location of sites near to the strategic road network is less likely to result in potential conflicts between the local community and Showground people. The sites themselves must consider the health and safety and security of the residents.
Vibrant communities to participate in decision making (SA6)	-	-
	The options relate to allocating sites for Showground People and are anticipated to have a neutral effect on community participation in decision making.	
Accessibility to culture, leisure and recreation (CLR) activities (SA7)	✓	?/✓
	Sites located near to the primary towns and villages are likely to have better access to CLR activities than those located on the strategic road network.	
Quality housing available to all (SA8)	✓	✓
	The options are anticipated to meet the housing needs of Showground People by providing them with suitable sites.	
Local needs met locally (SA9)	-	-
	The options relate to allocating sites for Showground People and are anticipated to have a neutral effect on local needs.	
Transport and access (SA10)	✓	✓
	Sites located in close proximity to towns and villages are likely to have better access to local facilities. However, sites located in close proximity to the strategic road network may minimise the travel required by fairground equipment through towns and villages which could cause disruption.	

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Sustainability Objectives	Option A	Option B
Built environment & land-use (SA11)	-	-
	The draft policy within the internal draft Preferred Option Report requires that the sites will be well screened or have the ability to be screened. Selected sites should not have a significant adverse effect on the character and appearance of the countryside.	
Historic built environment (SA12)	-	-
	The draft policy within the internal draft Preferred Option Report stipulates that any site selected for gypsies and travellers must not be located within a Locally Important Landscape Area, a Historic Park or Garden, or an area of archaeological importance.	
Biodiversity (SA13)	-	-
	The draft policy within the internal draft Preferred Option Report should ensure that any sites selected for gypsies and travellers will not harm a site of acknowledged nature conservation importance and will not be located within a Locally Important Landscape Area. In addition, selected sites should not have a significant adverse effect on the character and appearance of the countryside.	
Minimal pollution levels (SA14)	-	-
	The options relate to allocating sites for Showground People and are anticipated to have an overall neutral effect on minimising pollution levels.	
Greenhouse gas & climate change (SA15)	-	-
	The options relate to allocating sites for Showground People and are anticipated to have an overall neutral effect on greenhouse gas emissions and climate change.	
Reduce risk of flooding (SA16)	?	?
	The draft policy within the internal draft Preferred Option Report does not indicate that identified sites should be directed away from areas of flood risk. Therefore the effect of the policy on flooding is uncertain.	
Prudent use of resources (SA17)	?	?
	The draft policy within the internal draft Preferred Option Report does not indicate whether priority will be given to brownfield sites over greenfield sites. An uncertain effect is therefore given. The impact on other resources is unlikely to be significantly different whether the site is located adjacent to the strategic road network or within primary towns and villages.	