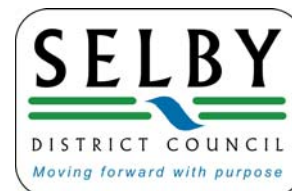


# Selby District Council Local Development Framework

## PPS25 Sequential Test for the Spatial Strategy in the Selby District Council Core Strategy DPD

February 2010



## **PPS25 Sequential Test for the Spatial Strategy in the Selby District Council Core Strategy DPD**

This paper sets out the sequential test relating to the spatial strategy for Selby District contained in the emerging Selby District Council Core Strategy. It follows the steps outlined in PPS 25 and in the Level 1 SFRA produced on behalf of the Council by Scott Wilson. It has been produced in consultation with the Environment Agency.

The Sequential Test should be read in conjunction with the Flood Zone maps in the Updated Level 1 SFRA published in November 2008, and with the envisaged spatial distribution of development in the emerging Core Strategy. The Sustainability Appraisal, including the review of Further Options and Strategic Sites, which accompanies the development of the Core Strategy also informs the Sequential Test.

The principal forms of development covered by the Core Strategy comprise residential, employment and town centre uses such as retail, commercial and leisure activities. The Sequential Test has been undertaken in two stages; first, to consider the location of future residential development, and second, to consider the location of retail, commercial, leisure and employment development. This is to ensure that residential development, which is identified in PPS25 as a 'more vulnerable' use, is given priority over 'less vulnerable' uses such as retail, commercial, leisure and employment activities when directing development to locations with a lower probability of flooding.

Separate sequential tests will be prepared for proposed site specific allocations within the Selby Area Action plan DPD and the Site Allocations DPD, during preparation of those documents.

The Sequential Test was undertaken in order to inform the Council's choice of spatial development strategy, from a number of alternative housing distribution options. Following consideration of this and other evidence the Council opted for the approach set out in the Consultation Draft Core Strategy (published for consultation in February 2010). The proposed scale of additional housing for individual settlements and settlement groups set out in draft Policy CP2 falls within the ranges used when applying the PPS 25 Sequential Test, and the conclusions made in the Sequential Test are therefore confirmed. Alternative Housing Distributions considered during the preparation of the Core Strategy are set out in Appendix 1, and the Preferred Housing Distribution (from draft Policy CP2) is set out in Appendix 2, for comparative purposes.

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## Sequential Test for Residential Development

**Step 1: Identify the broad locations for development based on the settlement hierarchy, identify flood risk zones and assign vulnerability classification(s).**

The emerging Core Strategy vision for shaping the future growth of settlements and communities is based on a settlement hierarchy comprising

- One principal service centre (Selby <sup>1</sup> )
- Two local service centres (Sherburn in Elmet and Tadcaster),
- Villages with scope to contribute to future housing provision in order to meet the needs of rural communities, and
- Villages and hamlets where development will be more restricted.

The Core Strategy will identify the general settlement locations for accommodating future housing and economic growth and assign broad amounts of development to each location in line with the Yorkshire and Humber Plan (RSS). The overriding aim of the Strategy is to concentrate growth in Selby the principal town with further growth in Sherburn in Elmet and Tadcaster, and more sustainable villages to meet local needs.

Alternative dwelling numbers to be accommodated in each settlement / settlement type within the broad strategy are set out in Appendix 1. In view of the scale of the District housing requirement the emerging Strategy promotes the development of one or more strategic housing sites on the periphery of Selby in the form of sustainable urban extensions, together with a strategic employment site. This is intended to ensure that the growth required is accommodated in the most sustainable way possible, maximising the infrastructure and other benefits of a comprehensive approach to development.

Strategic Housing Site options are identified on the location plan attached at Appendix 3. Results from the accompanying sustainability appraisal of the housing site options are presented in Appendix 4a.

The Flood Zones affecting the broad locations for development / individual settlements are identified in Appendix 5.

<sup>1</sup> For the purposes of the Core Strategy Selby comprises the administrative area of Selby Town plus Barby Bridge / Olympia Mills in Barby and Osgodby Parish and residential and business park development in Brayton Parish, which form a contiguous urban area.

	<p>PPS25 indicates that in applying the sequential test account should be taken of the flood risk vulnerability of different land use types. Residential development is identified as a 'more vulnerable' land use which is compatible with areas where there is a low or medium probability of flooding (Flood Zones 1 and 2), and which may be acceptable in areas with a high probability of flooding (Flood Zone 3a) provided there are no sites reasonably available in lower risk flood zones and subject to passing the 'Exceptions Test'. Residential development is not acceptable within the identified functional floodplain (Flood Zone 3b).</p>
<p><b>Step 2 : Assess the broad locations / settlements located in Flood Zone 1 (Low probability of flooding)</b></p>	
	<p><b>Are the broad locations / settlements (including potential expansion land) primarily in Flood Zone 1 ( Low Probability of flooding)?</b></p>
<p><b>Yes</b></p>	<p><b>Selby Strategic Housing Site Option B</b>  Site B, Wistow Road comprises primarily (80%) land with a low probability of flooding, although the site is bisected by Cockret Dyke and its associated functional flood plain (Flood Zone 3b).</p> <p><b>Local Service Centres</b>  <u>Sherburn in Elmet</u> – the existing built up area and surrounding farmland is predominantly low flood risk.  <u>Tadcaster</u> -the built up area and surrounding farmland is predominantly low flood risk except where the River Wharfe and its associated floodplain (Flood Zone 3b) bisects the town.</p> <p><b>Villages</b>  Villages considered capable of accommodating additional growth in The Selby District Local Plan (the 'H6' settlements) have been assessed using the Level 1 SFRA Flood Zone Maps to determine the proportion of land within each settlement falling within each Flood Zone. Surrounding farmland has been assessed in the same way since land immediately adjacent to settlements is the most likely source of sites to accommodate future growth, assuming opportunities within the existing built up area are more limited.</p> <p>The resultant ranking of villages is set out in Appendix 6.</p>

	<p>The following villages have a significant (more than 50%) amount of potential expansion land in Flood Zone 1 (land with a low probability of flooding).</p> <p>Appleton Roebuck  Barlby  Barlow  Brayton  Brotherton  Byram  Carlton  Church Fenton  Cliffe  Eggborough  Escrick  Fairburn  Hambleton  Hemingbrough  Hensall  Hillam  Kellington  Monk Fryston  North Duffield  Osgodby  Riccall  South Milford  Stutton  Thorpe Willoughby  Whitley  Wistow</p> <p><b>For the above locations / settlements which are entirely or primarily in Flood Zone 1 go to next step (Step 3)</b></p>
<p><b>No</b></p>	<p><b>Selby Existing Urban Area and Strategic Housing Site Options A, C, D, E, and F</b></p> <p><u>Existing Urban Area</u> – comprises mostly land with a medium or high probability of flooding. Only about one third of the urban area is low flood risk corresponding with established housing areas to the north and west of the town, the new Staynor Hall estate to the south, and most of the town centre.</p> <p><u>Strategic Housing Site Options</u> -</p> <ul style="list-style-type: none"> <li>• Site A, Cross Hills Lane, comprises approximately 50% low flood risk land (Flood Zone 1) and 50% high flood risk land (Flood Zone 3a).</li> <li>• Site C, Monk Lane / Bondgate, is entirely within an area of high flood risk (Flood Zone 3a)</li> <li>• Site D, Olympia Park, is mostly high flood risk</li> <li>• Site E, Baffam Lane comprises 30% low flood risk land (and 70% medium flood risk land).</li> </ul>

	<ul style="list-style-type: none"> <li>Site F, Brackenhill Lane / Foxhills Lane comprises 50% low flood risk land and 50% medium flood risk land.</li> </ul> <p><b>Villages</b>  Camblesforth – no low flood risk land and no opportunities for expansion on low flood risk land adjacent to the village  Cawood – less than 20% of the built up area is low flood risk and there are no opportunities for expansion on low flood risk land adjacent to the village  Drax – no low flood risk land and no opportunities for expansion on low flood risk land adjacent to the village  Ulleskelf - less than 20% of the built up area is low flood risk and there are no opportunities for expansion on low flood risk land adjacent to the village.</p> <p><b>For the above locations / settlements which are not primarily within FZ1 go to Step 5</b></p>
<b>Step 3 : Is residential development compatible with Flood Zone 1 (Low probability of flooding) ?</b>	
<b>Yes</b>	Residential uses fall within the ‘more vulnerable’ flood risk classification. ‘More vulnerable’ uses are compatible with Flood Zone 1 and therefore appropriate for the locations identified. <p><b>Go to next step (Step 4)</b></p>
<b>No</b>	Not applicable
<b>Step 4: Can the housing requirement be fully accommodated on land with a low probability of flooding (Flood Zone 1) ?</b>	
<b>Yes</b>	<p><b>Local Service Centres</b></p> <p><u>Sherburn in Elmet</u> - Land for between 280 – 990 dwellings is required depending on the final choice of spatial distribution. It is anticipated that additional housing will be provided through a combination of infilling, redevelopment of existing sites and allocations on greenfield sites (on the edge of the existing built up area). The 2008 Strategic Housing Land Availability Assessment (SHLAA) which was published in 2009, indicates that there is sufficient suitable and available land to accommodate about 2,000 dwellings on low flood risk land, and therefore the housing land requirement can be satisfied.</p> <p><u>Tadcaster</u> - Land for between 260 –1050 dwellings is required depending on the final choice of spatial distribution. It is anticipated that additional housing will be provided through a combination of</p>

	<p>infilling, redevelopment of existing sites and allocations on greenfield sites (on the edge of the existing built up area). The SHLAA indicates that there is sufficient suitable land to accommodate about 1300 dwellings on low flood risk land, although there may be issues regarding availability which may require the release of Green Belt land.</p> <p><b>Villages</b> It is anticipated that additional housing will be provided through a combination of infilling, redevelopment of existing sites and allocations on greenfield sites (on the edge of the existing built up area). Land for between 1120 and 1620 dwellings is required depending on the final choice of spatial distribution. Inspection of the Level 1 SFRA Flood Maps reveals that virtually all potential expansion land adjacent to the ‘low flood risk’ villages identified in Step 3 has a low probability of flooding. There is therefore a potential supply of land in excess of that needed to accommodate growth at the upper end of the dwelling range in the ‘low flood risk’ villages. This allows for the fact that not all the villages have the capacity to absorb further growth and / or may be unsuitable for sustainability reasons,<sup>2</sup> and excludes land on the edge of Brayton village identified as potential Strategic Housing Sites (Strategic Housing Site Options E and F) in connection with the further expansion of Selby.</p> <p><b>For Sherburn in Elmet, Tadcaster and the ‘low flood risk’ villages identified in Step 3 the broad locations are appropriate and the housing requirement can be satisfied on low flood risk land. There is no need to proceed with the Sequential Test for these settlements</b></p> <p><b>The ‘higher flood risk’ villages identified in Step 3 are not considered further because there is adequate capacity to accommodate the housing requirement in rural areas in the identified low flood risk villages.</b></p>
<b>No</b>	<p><b>Selby</b></p> <p>Land for between 2,520 – 3,400 dwellings is required depending on the final choice of spatial distribution. It is anticipated that additional housing will be provided through a combination of infilling, redevelopment of existing sites and strategic allocations on greenfield sites in the form of one or more urban extensions on the edge of the existing built up area. While it is also anticipated that some housing allocations will be required in neighbouring villages to satisfy the Selby housing requirement (Barlby,</p>

<sup>2</sup> A total of 15 villages are identified in the draft Core Strategy as ‘Designated Service Villages’ with potential for continued growth, see Background Paper No. 6 ‘Village Growth Potential’



	<p>Osgodby, Brayton and Thorpe Willoughby which are included in the proposed Selby Area Action Plan boundary), the preferred strategy envisages that additional housing growth in the SAAP villages will be complimentary to, rather than in lieu of, the continued redevelopment and expansion of Selby.</p> <p>The SHLAA identifies enough land within the existing built up area of Selby to accommodate about 1,950 dwellings in the period up to 2025, (excluding land with planning permission), of which only about 340 dwellings could be accommodated on low flood risk land. Additional capacity for about 500 dwellings on low flood risk land is provided by Strategic Housing Site Option B, (Wistow Road), giving a combined total of 840 dwellings.</p> <p><b>Site B, (Wistow Road) however is severely constrained in highway terms because Wistow Road does not have the capacity to accommodate development on any significant scale and there are no realistic highway solutions. Site B is therefore not considered further in the sequential test.</b></p> <p>Although further capacity is available through the pool of sites identified within the other SAAP Parishes, (amounting to about 2,000 dwellings on low flood risk land), the combined capacity of 2,330 dwellings falls short of the lower end of the dwellings requirement range for Selby, (see Appendix 7 for the distribution of low flood risk land within the SAAP). In addition because development within the SAAP villages is intended to be complimentary to growth in Selby, in practice not all of the potential village expansion land can reasonably be brought forward for development. This is particularly the case in Brayton (which contains about 60% of all the low flood risk land identified through the SHLAA in Selby and the three adjoining SAAP Parishes) in order to avoid deflecting an inappropriate level of growth to a single village.</p> <p>It is therefore considered that there is insufficient suitable and reasonably available land to accommodate the scale of growth required on low flood risk land either within the existing built up area or through urban extensions, and therefore the housing land requirement for Selby cannot be satisfied on low flood risk land.</p> <p><b>Go to next step (Step 5)</b></p>
	<p><b>The following steps apply to Selby only because there is adequate capacity to satisfy the housing requirement on land with a low probability of flooding at the other locations / settlements in the settlement hierarchy.</b></p>

<b>Step 5 : Assess the broad locations identified in Flood Zone 2</b>	
	<b>Are the broad locations primarily in Flood Zone 2 (Medium Probability of flooding) or partly in Flood Zone 1 and partly in Flood Zone 2?</b>
<b>Yes</b>	<p><b>Selby Existing Urban Area and Strategic Housing Site Options E and F.</b></p> <p><u>Existing Urban Area</u> - about one third of the urban area, situated to the south and south west of the town centre, is medium flood risk (in addition to one third at low risk)</p> <p><u>Strategic Housing Site Options</u> –</p> <ul style="list-style-type: none"> <li>• Site E, Baffam Lane comprises 70% medium flood risk land (and 30% low flood risk land).</li> <li>• Site F, Brackenhill Lane / Foxhills Lane comprises 50% medium flood risk land (and 50% low flood risk land).</li> </ul> <p><b>Go to next step (Step 6)</b></p>
<b>No</b>	<p><b>Selby Strategic Housing Site Options A, B, C and D</b></p> <p>None of these strategic residential sites (A,B,C and D) contain significant areas of medium flood risk land.</p> <p><b>Go to Step 9</b></p>
<b>Step 6: Is residential development compatible with Flood Zone 2 (Medium probability of flooding)?</b>	
<b>Yes</b>	<p>Residential uses fall within the 'more vulnerable' flood risk classification. 'More vulnerable' uses are compatible with Flood Zone 2 and therefore appropriate for the locations identified.</p> <p><b>Go to next step (Step 7)</b></p>
<b>No</b>	Not applicable
<b>Step 7: Assess whether the housing growth can be alternatively located in Flood Zone 1 (Low Flood Risk) by identifying reasonably available alternative broad locations and considering whether the alternative locations are more suitable taking into account other planning considerations and the Strategic Environmental Assessment / Sustainability Appraisal</b>	
	<ul style="list-style-type: none"> <li>• If more suitable consider alternative location(s)</li> <li>• If less suitable reject and explain why the development type cannot be redirected to lower risk flood zones</li> </ul>

<p><b>No</b></p>	<p><b>Selby</b></p> <p>The preferred option of concentrating growth in Selby is considered the most sustainable strategy, consistent with RSS, and work undertaken in connection with the Strategic Environmental Assessment / Sustainability Appraisal. This approach is considered to support the objective of concentrating growth close to existing services, maximising regeneration objectives, minimising commuting and securing more sustainable economic growth than alternative options on low risk flood land, namely:-</p> <ul style="list-style-type: none"> <li>• Focusing growth in Local Service Centres (Sherburn in Elmet and Tadcaster) as well as Selby</li> <li>• Focusing growth in Selby, Sherburn in Elmet, Tadcaster and larger villages</li> <li>• Facilitating a highly dispersed pattern of growth including development in smaller villages</li> <li>• Promoting a new settlement</li> <li>• Redirecting a high proportion of growth from Selby to villages in the Selby Area Action Plan (Barlby, Brayton, Osgodby and Thorpe Willoughby) as opposed to complimentary growth</li> </ul> <p><i>Local Service Centre / larger village options</i> – redirecting growth to local service centres and larger villages would be less in accord with RSS. While there would be a better match with identified need across the District any significant increase in growth above local need in Sherburn in Elmet and Tadcaster would be likely to increase commuting to York and Leeds, and would provide less convenient access to principal services and facilities. Significant increases in development in the villages may also adversely affect the character and distinctiveness of those settlements.</p> <p><i>Highly dispersed pattern of growth</i> – this approach is contrary to RSS and is identified in the SA/SAE as the least sustainable option for distributing housing growth. Negative effects include adverse impacts on built heritage, biodiversity, character and distinctiveness in view of the large number of settlements potentially affected. This option would also encourage more car born journeys and reduce accessibility to employment, leisure and retail opportunities.</p> <p><i>New settlement</i> – the possibility of promoting a new settlement was considered as part of the Governments proposals for increasing house-building. A number of sites were investigated in Selby District in liaison with Leeds City Region partners, although the principle was ultimately rejected as being contrary to regeneration objectives and because of the risk of increasing long distance commuting to West Yorkshire and diverting investment away from established centres.</p>
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	<p><i>Selby Area Action Plan villages</i> – while the redirection of high levels of growth away from Selby to the surrounding lower flood risk (SAAP) villages would be more sustainable than District wide dispersal the scale of development required would distort the established settlement hierarchy and would have a very significant impact on the character and distinctiveness of those villages. The preferred strategy therefore envisages that additional housing growth in the adjacent SAAP Parishes will be complimentary to, rather than in lieu of, the continued redevelopment and expansion of Selby. In view of the functional links and interdependencies with Selby the SAAP villages may be expected to accommodate higher levels of growth than other villages.</p> <p><b>The above options are not therefore considered further.</b></p> <p><b>Go to next step (Step 8)</b></p>
<p><b>Step 8: Can the housing requirement be fully accommodated on land with low / medium probability of flooding (Flood Zone1 and Flood Zone 2)?</b></p>	
<p><b>No</b></p>	<p><b>Selby</b></p> <p>Selby contains only limited areas with a medium probability of flooding (Flood Zone 2). The SHLAA identifies enough Flood Zone 2 land to accommodate about 80 dwellings in the period up to 2025 (excluding planning permissions). In combination with identified sites in Flood Zone 1 land there is capacity for about 420 dwellings on low / medium flood risk land.</p> <p>Additional capacity for up to 1,400 dwellings on low / medium flood risk land is provided by Strategic Housing Site Options E, Baffam Lane (640 dwellings), and F, Brackenhill Lane / Foxhills Lane (760 dwellings), giving a combined total of 1,820 dwellings. This figure falls short of the lower end of the dwellings requirement range for Selby (2,520 – 3,400 dwellings).</p> <p>There are therefore insufficient opportunities available within the existing urban area and / or on the periphery of the town to accommodate the number of dwellings required on low flood risk and medium flood risk land.</p> <p>While the SHLAA identifies further capacity on low / medium risk land within and adjacent to SAAP villages (which could accommodate up to 2,260 dwellings giving a combined total of 4,080 dwellings) for the reasons given in Step 4 above it is not considered appropriate to allocate a disproportionate amount of the Selby housing requirement to SAAP villages.</p>

	<p>It should also be noted that while Sites E and F are two of the least constrained strategic sites in flood risk terms, comprising a mixture of Flood Zone 1 and Flood Zone 2 land, significant development on either site would erode the open countryside gap between Selby and Brayton village potentially leading to coalescence of the two settlements. In selecting sites for future development flood risk will need to be balanced with other sustainability considerations including the desirability of preserving the separate identity of settlements. Neither site can therefore be assumed to be reasonably available or alternatively that development would be acceptable across the whole site, precluding development as a strategic site.</p> <p><b>Go to next step (Step 9)</b></p>
<p><b>Step 9: Assess the broad locations identified in Flood Zone 3a</b></p>	
	<p><b>Are the broad locations primarily in Flood Zone 3a (High Probability of flooding) or partly in Flood Zone 3a and partly in Flood Zones 1 and 2?</b></p>
<p><b>Yes</b></p>	<p><b>Selby Existing Urban Area and Strategic Housing Site Options A, C and D</b></p> <p><u>Existing Urban Area</u> - about one third of the urban area is high flood risk corresponding with mixed residential and commercial development east of the Selby to Doncaster railway and in the vicinity of Selby Dam to the west of the centre</p> <p><u>Strategic Housing Site Options</u></p> <ul style="list-style-type: none"> <li>• Site A, Cross Hills Lane comprises 50% Flood Zone 3a (high probability of flooding) and 50% Flood Zone 1 (low probability of flooding)</li> <li>• Site D, Olympia Park / Olympia mills is virtually all within Flood Zone 3a apart from a small 'island' within Flood Zones 1 and 2 (&lt;2%) in the centre of the site.</li> <li>• Site C, Monk Lane / Bondgate is entirely within Flood Zone 3a</li> </ul> <p><b>Site C is not considered further because the existing highway (Wistow Road) does not have the capacity to accommodate development on any significant scale and there are no realistic highway solutions. The implications of a future flooding event are also considered to be prohibitive because historically, and as demonstrated by the Environment Agency's 2007 Selby Dam Study, this site is considered to be at significant flood risk, particularly when the dike which drains the site becomes flood-locked by the Wistow Barrier</b></p>

	<p><b>Bank during times of flood. The site is therefore not considered to be reasonably available.</b></p> <p><b>For the remaining Strategic Sites, (Site A, Cross Hills Lane and Site D, Olympia Park), and the existing urban area go to next step (Step 10).</b></p>
<p><b>Step 10: Is residential development compatible with Flood Zone 3a (High Probability of flooding)?</b></p>	
<b>Yes</b>	<p>Residential uses fall within the PPS 25 'more vulnerable' flood risk classification. 'More vulnerable' uses may be compatible with Flood Zone 3a provided there are insufficient reasonably available sites to accommodate the development requirement on lower risk land, and subject to undertaking a PPS25 'exception test'.</p> <p><b>Go to next step (Step11)</b></p>
<p><b>Step 11: Assess whether the housing growth can be located in lower risk Flood Zones, ( Flood Zone 1 and Flood Zone 2) by identifying reasonably available alternative broad locations and considering whether the alternative locations are more suitable taking into account other planning considerations and the Strategic Environmental Assessment / Sustainability Appraisal</b></p> <ul style="list-style-type: none"> <li>• <b>If more suitable consider alternative location(s)</b></li> <li>• <b>If less suitable reject and explain why the development type cannot be redirected to lower risk flood zones</b></li> </ul>	
	<p>Alternative lower flood risk locations have been identified in steps 4 and 7 above. These are either insufficient to fully meet the housing requirement or have been excluded from further consideration because they are considered to be not reasonably available for a combination of planning / flood risk reasons.</p> <p>Approximately two thirds of the existing built up area comprises land with a low - medium risk of flooding. Within this area the SHLAA identifies enough land to accommodate about 420 dwellings in the period up to 2025 (excluding land with planning permission), A further 1,925 dwellings could be accommodated on low – medium flood risk land on strategic housing sites, excluding Site B, Wistow Road, which is unlikely to be available due to</p>

	<p>inadequate highways capacity and Site C, Monk Lane / Bondgate, which is constrained by a combination of highways and extreme flood risk issues. This gives a maximum combined capacity of 2,345 dwellings on low – medium flood risk land in comparison with the requirement of 2,520 – 3,400 dwellings. As previously referred to neither can it be assumed that Sites E and F will be available as urban extension options in view of the need to balance other sustainability considerations.</p> <p>It is therefore concluded that there is insufficient, reasonably available, low – medium flood risk land to accommodate the scale of growth required either within the existing built up area or through urban extensions without relying on an inappropriate amount of growth in the SAAP villages.</p> <p><b>For Strategic Housing Site A ( Cross Hills Lane), which comprises 50% high flood risk land and Strategic Housing Site D (Olympia Park) which is virtually all high flood risk land, go to next step (Step 12).</b></p>
	<p><b>Step 12: Undertake exceptions test in the case of more vulnerable (residential ) development</b></p> <ul style="list-style-type: none"> <li>• <b>If exceptions test not satisfied reject and / or consider alternative development type</b></li> <li>• <b>If exceptions test satisfied</b></li> </ul>
	<p>PPS 25 indicates that where it is not possible for vulnerable uses, such as residential, to be located in zones of lower probability of flooding, development should only be permitted or allocated within high risk flood land (Flood Zone 3a) if an ‘Exception Test’ is passed.</p> <p>For the Exception Test to be passed:</p> <ol style="list-style-type: none"> <li>a) it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA where one has been prepared. If the DPD has reached ‘submission stage’ – see Figure 4 of PPS 12 : Local Spatial Planning – the benefits of the development should contribute to the Core Strategy’s Sustainability Appraisal;</li> <li>b) the development should be on developable previously developed land or, if it is not on previously developed land, that there are no reasonable alternative sites on developable previously developed land; and</li> <li>c) A FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and , where possible, will reduce flood risk overall.</li> </ol>

**Step 12 a : Is Part a) of the Exceptions Test passed**

<p><b>Yes</b></p>	<p><b>Site A :Cross Hills Lane, Selby</b></p> <p>Development of the site will satisfy RSS objectives in terms of the scale and location of housing by</p> <ul style="list-style-type: none"> <li>• Focussing growth on Selby, which is identified in RSS as a Principal Town, intended to provide the main local focus for housing, employment, shopping, leisure and cultural facilities.</li> <li>• Accommodating about 1,000 dwellings (approximately 35%) out of a total of about 2,900 dwellings assigned to Selby in the Core Strategy.</li> </ul> <p>The development will contribute to the creation of a sustainable, mixed community through:</p> <ul style="list-style-type: none"> <li>• The provision of about 40% affordable housing</li> <li>• Requiring appropriate developer contributions toward the provision of recreation open space; education, health care, community and other facilities, recycling facilities and public art.</li> </ul> <p>The scheme will benefit from a comprehensive approach to development.</p> <ul style="list-style-type: none"> <li>• Ensuring the delivery of a range of infrastructure including a new access road</li> <li>• Providing the opportunity to create a combined blue/green corridor and linear park along Selby Dam to mitigate flood risk, enhance wildlife interest and create space for informal recreation</li> <li>• Integrating with existing development through the provision of footpath and cycleway links to the town centre (along the Selby Dam corridor) and with adjoining residential areas.</li> </ul> <p>The Sustainability Appraisal (SA) Report is positive or neutral on 13 out of 17 indicators, and negative on 4, namely; transport and access, greenhouse gases/climate change, reducing flood risk and prudent use of resources.</p> <p>The SA Report concludes that 2 of the negative factors (greenhouse gases/ climate change and prudent use of resources) may be offset through other Core Strategy policies. It is further noted that access to public transport may be improved by providing improved pedestrian links (the scale of development is in any case likely to be large enough to justify extension of existing bus routes). With regard to flood risk it is noted that provided residential development is confined to specific areas of the site (away from highest flood risk) and other mitigation measures are</p>



undertaken then the development will be acceptable.

**Site D : Olympia Park, Barlby**

Development of the site will satisfy RSS objectives in terms of the scale and location of housing by :

- Focussing growth on Selby, which is identified in RSS as a Principal Town, intended to provide the main local focus for housing, employment, shopping, leisure and cultural facilities.
- Accommodating about 800 dwellings (approximately 28%) out of a total of about 2,900 dwellings assigned to Selby in the Core Strategy.

The development will contribute to the creation of a sustainable, mixed community through:

- The provision of about 40% affordable housing
- Requiring appropriate developer contributions toward the provision of recreation open space; education, health care, community and other facilities, recycling facilities and public art.

The scheme will benefit from a comprehensive approach to development:

- Providing the opportunity for a mixed use development in combination with Strategic Employment Site D.
- Enabling the retention and expansion of existing freight distribution facilities.
- Enabling the opening up of back land through the provision of a new access road and bridge across the railway.
- Integrating with existing development through the provision of footpath and cycleway links to adjoining residential areas, the town centre, and adjacent employment opportunities.
- Providing the opportunity for the creation of a strategic landscaped framework, enhancing the River Ouse corridor, and the Sustrans strategic cycleway route.
- Facilitating a comprehensive SUDS drainage and flood water storage solution, for disposing of surface water.

The Sustainability Appraisal Report is positive or neutral on 14 out of 17 indicators and negative on 3, namely, greenhouse gases/ climate change, reducing flood risks and prudent use of resources. It concludes that 2 of the negative factors (greenhouses gas/ climate change and prudent use of resources) may be offset through other Core Strategy policies. With regard to flood risk it is noted that provided residential development is confined to specific areas of the site (away from the most vulnerable parts of the site)

	<p>and other mitigating measures are undertaken then the development will be acceptable.</p> <p>The site performs marginally best of all the strategic housing site options in view of its close proximity to Selby town centre, its relationship with existing development and access to a frequent bus service.</p>
<b>Step 12b: Is Part b) of the Exceptions Test passed</b>	
<b>Yes</b>	<p><b>Site A : Cross Hills Lane, Selby</b></p> <p>Five of the six strategic housing site options, including Site A, are wholly greenfield, and as previously demonstrated there is insufficient available land either brownfield or greenfield identified within the existing urban area (see Appendix 7).</p> <p><b>Site D: Olympia Park, Barlby</b></p> <p>Approximately 50% of this site comprises previously developed land in the form of processing and storage buildings, hardstanding and the operational curtilage of BOCM Pauls animal feedstuffs. It is the only strategic housing site option which includes an element of previously developed land.</p>
<b>Step 12c: Is Part c) of the Exceptions Test passed</b>	
<b>Yes</b>	<p><b>Site A : Cross Hills Lane, Selby</b></p> <p>The level 2 SFRA demonstrates that the main sources of flooding are fluvial (from Selby Dam and its tributaries) or tidal (where the River Ouse is the dominant factor). The worst case scenario assumes failure of all pumping stations along the watercourse. In order to ensure that the development is “safe” the report makes a number of recommendations including:</p> <ul style="list-style-type: none"> <li>• A sequential approach to allocate development first to areas where the depth hazard does not pose a significant risk;</li> <li>• Provision of ‘safe places’ within buildings; and</li> <li>• Other measures to manage flooding and mitigate the impacts.</li> </ul> <p>The Council would expect these recommendations to be incorporated in future FRA’s, masterplans and proposals for development.</p> <p><b>Site D : Olympia Park, Selby</b></p> <p>The level 2 SFRA demonstrates that there is no risk of flooding from overtopping of the existing defences, although there is a</p>

	<p>residual risk through a breach in the defences, although the probability of this occurring is very low.</p> <p>In order to ensure that the development is 'safe' the report makes a number of recommendations, including:</p> <ul style="list-style-type: none"> <li>• A sequential approach to assigning development firstly to areas demonstrating the lowest depth and velocity hazards;</li> <li>• Provision of 'safe places' within buildings; and</li> <li>• Other measures to manage flooding and mitigate the impacts.</li> </ul> <p>The Council would expect these recommendations to be incorporated in future FRA's, masterplans and proposals for development.</p> <p><b>As both sites satisfy the Exceptions Test , go to next step (Step13)</b></p>
<p><b>Step 13: Select the best locations on the basis of flood risk (hazard mapping) and other material considerations</b></p>	
	<p>The Level 2 Strategic Flood Risk Assessment identifies the areas within each of the sites which are more vulnerable to inundation and likely to be subject to the greatest depth of flooding. This is accompanied by a series of recommendations to be incorporated in future FRA's, and masterplans to ensure that the development is safe and that the best locations are selected for development on the basis of flood risk. It will therefore be necessary for developers to demonstrate that Step 13 is satisfied by adhering to these recommendations in undertaking FRA's and designing schemes.</p>
<p><b>Step 14: Assess whether the housing land requirement can be accommodated on land outside Flood Zone 3b (the functional floodplain).</b></p>	
	<p>Areas of functional floodplain would not be affected by development of these sites. As has been demonstrated above there is sufficient land to accommodate the housing land requirement without impacting on functional floodplain.</p>

**Sequential Test for employment and town centre (retail, commercial and leisure) development**

**Step 1: Identify the broad locations for development based on the settlement hierarchy, identify flood risk zones and assign vulnerability classification.**

The emerging Core Strategy vision for shaping the future growth of settlements and communities is based on a settlement hierarchy comprising

- One principal service centre (Selby<sup>3</sup>)
- Two local service centres (Sherburn in Elmet and Tadcaster),
- Villages with scope to contribute to future housing provision in order to meet the needs of rural communities, and
- Villages and hamlets where development will be more restricted.

The Core Strategy will identify the general settlement locations for accommodating future housing and economic growth and assign broad amounts of development to each location in line with the Yorkshire and Humber Plan (RSS). The overriding aim of the Strategy is to concentrate growth in Selby the principal town with further growth in Sherburn in Elmet and Tadcaster, and more sustainable villages to meet local needs.

Steering economic growth toward Selby will help to foster regeneration, to strengthen and diversify the towns economy and to support its 'Principal town' role. The Strategy recognises the importance of high value business growth to accompany new housing development and to offset high levels of out-commuting. The continued enhancement and expansion of Selby town centre is also required in order to provide the focus for local services and facilities, and to ensure the vitality and viability of the centre is maintained.

Tadcaster is also seen as a place for some additional employment growth, particularly for knowledge based employment activity. Further support for maintaining and creating local jobs will be provided through the renewal and intensification of established business park development at Sherburn in Elmet.

While there is a continuing need for local employment opportunities in rural areas the scale of growth envisaged does not

<sup>3</sup> For the purposes of the Core Strategy Selby comprises the administrative area of Selby Town plus Barby Bridge / Olympia Mills in Barby and Osgodby Parish and residential and business park development in Brayton Parish, which form a contiguous urban area.

	<p>merit the identification of specific locations in the Core Strategy.</p> <p>Strategic Employment Site options are identified on the location plan attached at Appendix 3. Results from the accompanying sustainability appraisal of the options are presented in Appendix 4b.</p> <p>The Flood Zones affecting the broad locations for development / individual settlements are identified in Appendix 5.</p> <p>PPS25 indicates that in applying the sequential test account should be taken of the flood risk vulnerability of different land use types. Industrial, storage, office, retail, professional service and leisure uses are identified as 'less vulnerable' land uses which are compatible with all Flood Zones except for 'the functional floodplain' (Flood Zone 3b), provided development is steered to lower risk flood zones first.</p>
<p><b>Step 2: Assess the broad locations / settlements located in Flood Zone 1 (Low probability of flooding)</b></p>	
	<p><b>Are the broad locations / settlements primarily in Flood Zone 1 ( Low Probability of flooding) ?</b></p>
<p><b>Yes</b></p>	<p><b>Selby Shopping and Commercial Centre</b> The existing town centre is mostly within Flood Zone 1 (low probability of flooding), except for part of Gowthorpe, an area extending down Doncaster Road, and land to the south of the Market Cross precinct and the Morrisons store.</p> <p><b>Local Service Centres</b> <u>Sherburn in Elmet</u> –existing employment areas located to the east of the bypass and adjacent farmland is predominantly low flood risk. <u>Tadcaster</u> -the built up area and surrounding farmland is predominantly low flood risk except where the River Wharfe and its associated floodplain (Flood Zone 3b) bisects the town.</p> <p><b>For the above locations which are entirely or primarily in Flood Zone 1 go to next step (Step 3)</b></p>
<p><b>No</b></p>	<p><b>Selby Existing Urban Area and Strategic Employment Site Options F and G</b> <u>Existing Urban Area</u> The existing urban area comprises mostly land with a medium or high probability of flooding. Only about one third of the urban area is low flood risk corresponding with established housing areas to the north and west of the town, the new Staynor Hall estate to the south, and most of the town centre.</p>

	<p><b>Strategic Employment Site Options</b></p> <ul style="list-style-type: none"> <li>• Site G, Olympia Park (adjacent to bypass ) is entirely within Flood Zone 3a. (high probability of flooding)</li> <li>• Site H, Burn Airfield comprises about 66% land (about 131 ha) within the functional floodplain (Flood Zone 3b), and 33% land (about 64 ha) within Flood Zone 1 (low probability of flooding)</li> </ul> <p><b>For Site H amend the site boundary to exclude the area of functional floodplain and go to next step (Step 3)</b></p> <p><b>For the above locations which are not within Flood Zone 1 go to step 5.</b></p>
<b>Step 3: Is employment / retail / commercial / leisure development compatible with Flood Zone 1 (Low probability of flooding) ?</b>	
<b>Yes</b>	<p>Employment and retail / commercial / leisure uses fall within the PPS25 'less vulnerable' flood risk classification. 'Less vulnerable' uses are compatible with Flood Zone 1 and therefore appropriate for the locations identified.</p> <p><b>Go to next step (Step 4)</b></p>
<b>No</b>	Not applicable
<b>Step 4: Can the employment land requirement and future retail / commercial / leisure expansion be fully accommodated on land with a low probability of flooding (Flood Zone 1)</b>	
<b>Yes</b>	<p><b>Local Service Centres</b></p> <p><u>Sherburn in Elmet</u> There is no requirement for additional employment land in Sherburn in Elmet. Additional employment growth and diversification will be achieved through redevelopment and infilling within established employment areas (within Flood Zone 1).</p> <p><u>Tadcaster</u> Approximately 10 ha of additional employment land may be required in Tadcaster.</p> <p><b>For Sherburn in Elmet and Tadcaster the broad locations are appropriate and the employment land requirement can be satisfied on low flood risk land. There is no need to proceed with the Sequential Test for these settlements.</b></p>
<b>No</b>	<p><b>Selby</b></p> <p><u>Employment</u></p>

	<p>Approximately 20 ha of additional employment land are required which could be accommodated within the low flood risk part of the strategic employment site at Burn (Site H). However this site is less preferable for business park development in sustainability terms than the alternative site at Olympia Park (Site G), and may be retained for single user research and development purposes for which it already has the benefit of planning consent. See Appendix 4 for SA analysis.</p> <p><u>Shopping and Commercial Centre</u> Although existing premises within the defined centre are mostly at low flood risk, peripheral parts of the centre which may be required for future expansion are at higher risk.</p> <p><b>Go to next step (Step 5)</b></p>
<p><b>The following steps apply to Selby only because there is adequate capacity to satisfy the employment requirement on land with a low probability of flooding in Tadcaster and Sherburn in Elmet.</b></p>	
<p><b>Step 5: Assess the broad locations identified in Flood Zone 2</b></p>	
	<p><b>Are the broad locations primarily in Flood Zone 2 ( Medium Probability of flooding) or partly in Flood Zone 1 and partly in Flood Zone 2?</b></p>
<p><b>Yes</b></p>	<p><b>Selby Existing Urban Area</b> About one third of the urban area, situated to the south and south west of the town centre, is medium flood risk (in addition to one third at low risk)</p> <p><b>Selby Shopping and Commercial Centre</b> Peripheral parts of the shopping and commercial centre including part of Gowthorpe and Doncaster Road and land to the south of Market Cross / Morrisons store fall within medium risk Flood Zone 2 (medium probability of flooding). Land adjacent to but outside the defined centre is also within Flood Zone 2.</p> <p><b>Go to next step (Step 6)</b></p>
<p><b>No</b></p>	<p><b>Selby Strategic Employment Site Options G and H</b></p> <ul style="list-style-type: none"> <li>• Site H, Burn Airfield, (as amended at Step 2), is within an area of low flood risk but is not considered further in the sequential test due to the fact that it is considered to be a less sustainable location and may be retained for complimentary employment activity as a single user research and development site.</li> <li>• Site G, Olympia Park, falls entirely within an area of high flood risk.</li> </ul>

	<b>Go to Step 9</b>
<b>Step 6: Is employment / retail / commercial / leisure development compatible with Flood Zone 2 (Medium probability of flooding)?</b>	
<b>Yes</b>	<p>Employment and retail / commercial / leisure uses fall within the PPS 25 'less vulnerable' flood risk classification.</p> <p>'Less vulnerable' uses are compatible with Flood Zone 2 and therefore appropriate for the locations identified.</p> <p><b>Go to next step (Step 7)</b></p>
<b>No</b>	Not applicable
<b>Step 7: Assess whether employment / retail / commercial / leisure uses can be alternatively located in Flood Zone 1 by identifying reasonably available alternative broad locations and considering whether the alternative locations are more suitable taking into account other planning considerations and the Strategic Environmental Assessment / Sustainability Appraisal</b>	
<ul style="list-style-type: none"> <li>• <b>If more suitable consider alternative site(s)</b></li> <li>• <b>If less suitable reject and explain why the development cannot be redirected to Flood Zone 1</b></li> </ul>	
<b>No</b>	<p><b>Selby</b></p> <p><u>Employment</u></p> <p>Similar considerations described in Step 7 – Residential Sequential test apply to future economic growth.</p> <p>Site H (Burn Airfield) is a less sustainable location than Site G (Olympia Park) due to its poorer accessibility and public transport from Selby, and more exposed location.</p> <p>Additional options are:-</p> <ul style="list-style-type: none"> <li>• Re-use of the former mine sites</li> <li>• Redevelopment of existing employment sites.</li> </ul> <p>All of the former mine sites are located within Flood Zone 1 (low probability of flooding). Three of the sites have the benefit of planning permission for employment related re-use (Whitemoor, Riccall and Gascoigne Wood). The Council remains opposed to the re-use of the remaining two mines (Wistow and Stillingfleet) on the grounds that these are more remote and less sustainable. While accepting that re-use provides the opportunity to recycle land and buildings and to maximise previous infrastructure investment, intensive employment activity would potentially divert investment away from the established centres , particularly Selby.</p>



	<p>Redevelopment of existing employment sites could provide a source of additional floorspace by making more efficient use of previously developed land. However few of the older, established businesses in Selby are situated in low flood risk areas.</p> <p><b>The potential contributions from the above sources are therefore not considered further.</b></p> <p><u>Retail, Commercial and Leisure</u>  There are few opportunities to increase retail / commercial floorspace on low risk flood land within the defined Centre (over and above existing permissions) as the majority of sites support established and stable uses. Alternative low flood risk locations for retail and commercial development are out of centre sites and established / allocated employment sites. These are rejected on the basis that they are socially and economically less acceptable and less sustainable. This is reinforced by the PPS6 sequential test which aims to sustain established centres by avoiding the dispersal of retail and other facilities, and by PPS13 which aims to optimise accessible sites. The take up of employment land for retail/ commercial purposes would also be at the expense of other employment activity.</p> <p><b>Go to next step (Step 8)</b></p>
<p><b>Step 8: Can the employment land requirement and future retail / commercial / leisure expansion be fully accommodated in areas of low / medium probability of flooding (Flood Zone1 and Flood Zone 2) ?</b></p>	
<b>Yes</b>	<p><b>Retail, Commercial and Leisure</b>  There are areas of low risk and medium risk land available within and adjacent to the existing Centre to accommodate continued expansion and redevelopment. The additional floorspace / amount of land required is currently being assessed through a retail, commercial and leisure study.</p> <p><b>No need to continue with the sequential test for retail, commercial and leisure development in the town centre.</b></p>
<b>No</b>	<p><b>Employment</b>  Potential sites have been eliminated for the reasons stated in <b>Steps 4 and 7</b></p> <p><b>Go to next step (Step 9)</b></p>

<b>Step 9: Assess the broad locations identified in Flood Zone 3a</b>	
	<b>Are the broad locations entirely or primarily in Flood Zone 3a (High Probability of flooding) or partly in Flood Zone 3a and partly in Flood Zones 1 and 2?</b>
<b>Yes</b>	<p><b>Selby Existing Urban Area and Strategic Employment Site G</b></p> <p><u>Existing urban Area</u> About one third of the urban area is high flood risk corresponding with mixed residential and commercial development east of the Selby to Doncaster railway and in the vicinity of Selby Dam to the west of the centre. The remainder of the existing built up area is one third medium risk and one third low risk .</p> <p><u>Strategic Employment Site Option G</u></p> <ul style="list-style-type: none"> <li>• Site G, Olympia Park / land adjacent to bypass is entirely within Flood Zone 3a</li> </ul> <p><b>Go to next step (Step 10)</b></p>
<b>Step 10: Is employment / retail / commercial / leisure development compatible with Flood Zone 3a (High Probability of flooding)?</b>	
<b>Yes</b>	<p>Employment and commercial uses fall within the PPS 25 'less vulnerable' flood risk classification. 'Less vulnerable' uses are compatible with Flood Zone 3a and therefore appropriate for the location identified.</p> <p><b>Go to next step (Step 11)</b></p>
<b>Step 11: Assess whether employment / retail / commercial / leisure uses can be located in lower risk Flood Zones, ( Flood Zone 1 and Flood Zone 2) by identifying reasonably available alternative broad locations and considering whether the alternative locations are more suitable taking into account other planning considerations and the Strategic Environmental Assessment/ Sustainability Appraisal</b>	
	<ul style="list-style-type: none"> <li>• If more suitable consider alternative location(s)</li> <li>• If less suitable reject and explain why the development type cannot be redirected to lower risk flood zones</li> </ul>
	<p>The same considerations described in Step 7 apply.</p> <p><b>For Strategic Site G (Olympia Park), which is entirely high flood risk land go to next step (Step 12).</b></p>

<b>Step 12 : Determine whether on the basis of flood risk (hazard mapping) and other material considerations the development can be directed to lower risk parts of the site and the flood risk adequately managed</b>	
	<p>The Level 2 Strategic Flood Risk Assessment demonstrates that there is no risk of flooding from overtopping of the existing defences, although there is a residual risk through a breach in the defences, although the probability of this occurring is very low. The Assessment identifies the areas within the site which are more vulnerable to inundation and likely to be subject to the greatest depth of flooding.</p> <p>In order to ensure that the development is “safe” the report makes a number of recommendations including:</p> <ul style="list-style-type: none"> <li>• A sequential approach to allocate development first to areas where the depth hazard does not pose a significant risk;</li> <li>• Provision of ‘safe places’ within buildings; and</li> <li>• Other measures to manage flooding and mitigate the impacts.</li> </ul> <p>The Council would expect these recommendations to be incorporated in future FRA’s, and masterplans to ensure that development is safe and that the best locations are selected for development on the basis of flood risk. It will therefore be necessary for developers to demonstrate that Step 12 is satisfied by adhering to these recommendations in undertaking FRA’s and designing schemes.</p>
<b>Step 13: Assess whether the employment land requirement can be accommodated on land outside Flood Zone 3b (the functional floodplain).</b>	
	<p>The site has been assessed as falling within Flood Zone 3 (high flood risk) but areas of functional floodplain would not be affected by its development. As has been demonstrated above there is sufficient land available to accommodate the level of economic growth identified in the Core Strategy without impacting on functional floodplain.</p>

# Appendix 1: Alternative Housing Distributions

New Total New Dwellings Required 2008 - 2026 = **7920**

Existing Commitments = 2373 (30%) including 10% discount for non-implementation

( Housing Requirement - existing commitments = New allocations required Nb figures are rounded)

	Most Concentrated			Increased growth in Local Service Centres								
	%	Total dwellings Required	New Allocat'ns Required	Equal split			Tadcaster focus			Sherburn in Elmet focus		
				%	Total dwellings Required	New Allocat'ns Required	%	Total dwellings Required	New Allocat'ns Required	%	Total dwellings Required	New Allocat'ns Required
Selby AAP	61	4840	3400	50	3960	2520	50	3960	2520	50	3960	2520
Sherburn in Elmet	6	480	280	11	880	680	7	560	360	15	1190	990
Tadcaster	5	400	260	11	880	740	15	1190	1050	7	560	420
Primary Villages	24	1910	1620	24	1910	1620	24	1910	1620	24	1910	1620
Secondary Villages	4	290	0	4	290	0	4	290	0	4	290	0
	100	7920	5560	100	7920	5560	100	7910	5550	100	7910	5550

	Increased growth in Local Service Centres and reduced growth in primary villages			Existing commitments		
	%	Total dwellings Required	New Allocat'ns Required	%	Total dwellings Required	New Allocat'ns Required
Selby AAP	61	4840	3400			
Sherburn in Elmet	9	720	520			
Tadcaster	8	640	490			
Primary Villages	18	1420	1120			
Secondary Villages	4	290	0			
	100	7910	5530	0	0	0

### Existing commitments

SelbyAAP	1440
Sherburn in Elmet	207
Tadcaster	147
Primary Villages	296
Secondary villages	283

### Notes

- Selby AAP covers Selby Town and the parishes of Barbyand Osgodby, Brayton and Thorpe Willoughby
- Primary villaged exclude the villages of Barby, Brayton and Thorpe Willoughby in the SAAP
- Secondary villages exclude Osgodby village in SAAP
- commitments have been discounted by 10% to allow for some non-implementation
- the contribution from secondary villages is restricted to commitments which is a constant 283 (rounded to 290) or 4% of the total, with no allocations.

## Appendix 2: Draft Core Strategy Housing Distribution (Policy CP2)

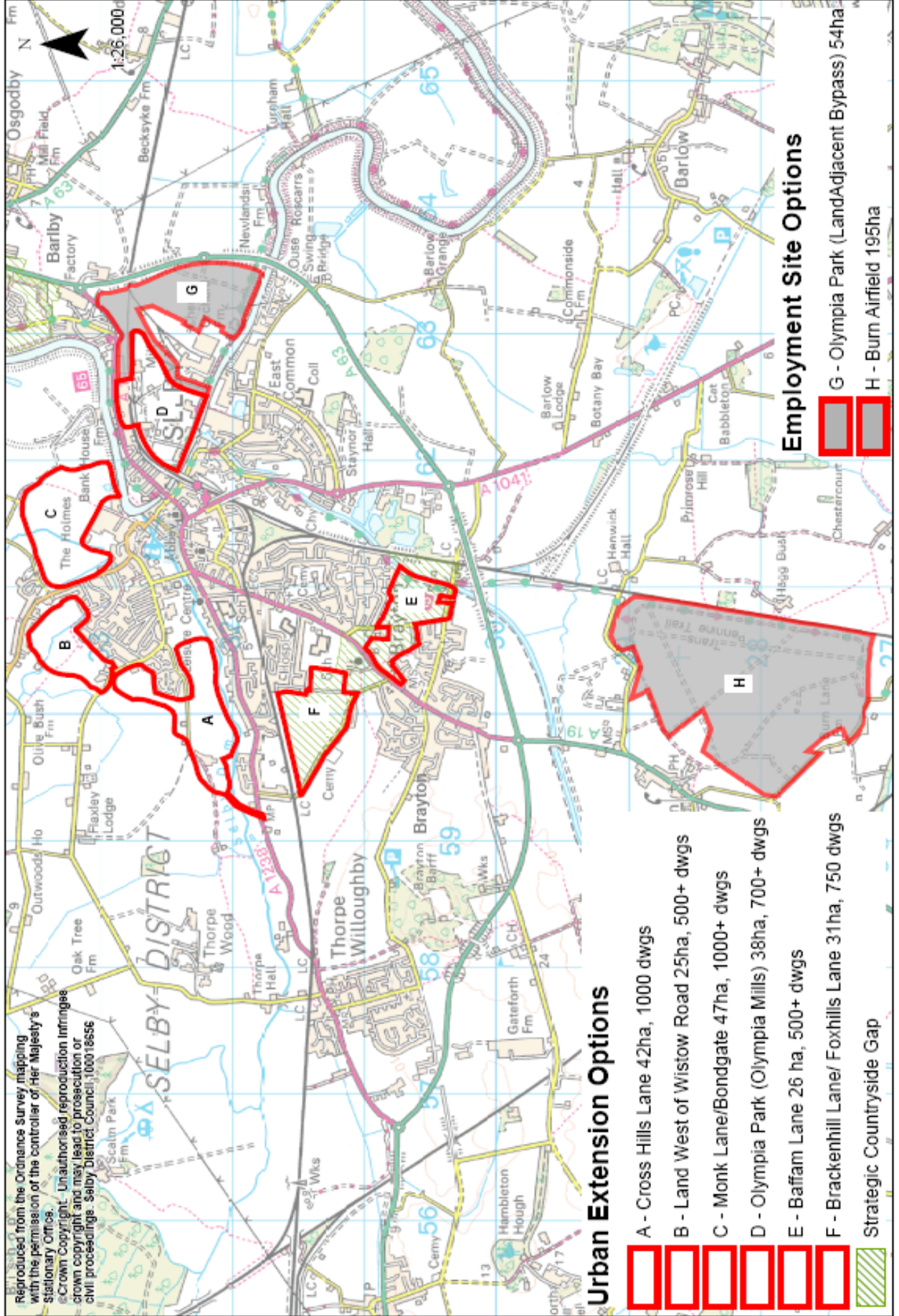
Settlement / Settlement Group	Approximate number of dwellings to be built each year	Total Minimum number of dwellings required 2009 – 2026	Dwellings already committed from existing Planning Permissions at 31.3.09	Number of dwellings needed from new land allocations
Selby, Barlby/ Osgodby Brayton, Thorpe Willoughby	251	4265	1401	2864
Sherburn in Elmet	40	680	200	480
Tadcaster	40	680	152	528
Designated Service Villages	88	1495	230	1265
Secondary Villages	21	360	360	0
<b>Total</b>	<b>440</b>	<b>7480</b>	<b>2343</b>	<b>5137</b>

## Appendix 3: Strategic Development Site Options

### Selby Strategic Growth -

### Urban Extension and Strategic Employment Site Options

The sites are indicative only, they are not firm boundaries.



## Appendix 4: Sustainability Appraisal for Strategic Housing and Employment Site Options

### a) Sustainability Appraisal of Strategic Residential Sites

Sustainability Objectives	Site A	Site B	Site C	Site D	Site E	Site F
1. Good quality employment opportunities available to all	- / √	- / √	- / √	- / √	- / √	- / √
2. Conditions which enable business success, economic growth and investment	-	-	-	-	-	-
3. Education and training opportunities to build skills and capacities	-	-	-	-	-	-
4. Conditions to engender good health	√	√	√	√	√	√
5. Safety and security for people and property	-	-	-	√	-	-
6. Vibrant communities to participate in decision making	-	-	-	-	-	-
7. Culture, leisure and recreation activities available to all	-	?	-	?	-	?
8. Quality housing available to everyone	√√	√√	√√	√√	√√	√√
9. Local needs met locally	√	√	√√	? / √√	? / √√	? / √√
10. A transport network which maximises access whilst minimising detrimental impacts	√	X	X	√√	-	-
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development	-	-	-	√	-	-
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	?	?	-	?	?	?
13. A bio-diverse and attractive natural environment	-	-	-	-	-	-
14. Minimal pollution levels	-	-	-	√	-	-
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	X	X	X	X	X	X
16. Reduce the risk of flooding to people and property	X X	X X	X X	X X	X X	X X
17. Prudent and efficient use of resources	X	X	X	X	X	X

## b) Sustainability Appraisal of Strategic Employment Sites

Sustainability Objectives	Site G	Site H
1. Good quality employment opportunities available to all	√	√√
2. Conditions which enable business success, economic growth and investment	√	√√
3. Education and training opportunities to build skills and capacities	-	-
4. Conditions to engender good health	-	-
5. Safety and security for people and property	√	√
6. Vibrant communities to participate in decision making	√	-
7. Culture, leisure and recreation activities available to all	-	- / X
8. Quality housing available to everyone	-	-
9. Local needs met locally	√	√
10. A transport network which maximises access whilst minimising detrimental impacts	√√	X
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development	-	?
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	-	-
13. A bio-diverse and attractive natural environment	-	-
14. Minimal pollution levels	- / ?	√ / ?
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change	X	X
16. Reduce the risk of flooding to people and property	X X	X X
17. Prudent and efficient use of resources	X	X

### Key

- √√ very sustainable
- √ sustainable
- neutral
- ? uncertain
- X unsustainable
- XX very unsustainable



## Appendix 5: Strategic Locations and Flood Zones

### a) Principal and Local Service Centres

	FZ1 (%)	FZ2 (%)	FZ3 (%)	Expansion land (outside development limits)
<b>Principal Service Centre</b>				
<b>Selby</b>	34	28	38	See urban extensions
<b>Expansion land (Strategic housing sites)</b>				
A	N/A	N/A	N/A	Approximately 50% (corresponding with the extant SDLP SEL/1 allocation) is FZ 3a. Remainder to north of Crosshills Lane and west of Crosshills Farm is FZ1
B	N/A	N/A	N/A	Majority (approximately 80%) is FZ 1 with FZ 3b (functional floodplain following the course of Cockret Dike which bisects the site
C	N/A	N/A	N/A	Entire site within FZ 3a
D	N/A	N/A	N/A	Virtually all FZ 3a with a small island (1%) of FZ1
E	N/A	N/A	N/A	Predominantly FZ 2 (70% approximately) and FZ 1 (30% approximately)
F	N/A	N/A	N/A	Part FZ1 (50% approximately) to north of Brackenhill Lane and part FZ 2 (50% approximately) adjacent to Selby
<b>Strategic Employment Sites</b>				
G	N/A	N/A	N/A	Entire site is FZ 3a
H	N/A	N/A	N/A	Western part of site (33% approximately) is FZ1, remainder (66% approximately) is FZ 3b (functional floodplain)
<b>Local Service Centres</b>				
Sherburn in Elmet	94	2	4	Surrounded by FZ 1 except for an area of FZ 2/3a to the south east of SHB/1 allocation
Tadcaster	88.5	3	8.5	FZ 1 to west and east , with FZ 3b (functional floodplain) adjacent to the River Wharfe which bisects the town

## b ) SDLP (H6) Villages

	Within defined development limits			Expansion land (outside development limits)
	FZ1 (%)	FZ2 (%)	FZ3a (%)	
Appleton Roebuck	95	1	4	FZ1 to north, south and west. FZ3b (functional floodplain) to east. FZ2 adjoining southern spur of village.
Barlby	87	1	12	FZ 1 to north, west and east. FZ 3a to south .
Barlow	100	-	-	Surrounded by FZ1
Brayton	90	10	-	Surrounded by FZ 1 with a mixture of FZ1 and FZ 2 between Brayton and Selby
Brotherton	90	2	8	FZ1 to east and FZ3b (functional floodplain) to the west
Byram	100	-	-	Surrounded by FZ1
Camblesforth	-	82.5	17.5	FZ 3b (functional floodplain) to south, west and east. FZ 2 to north
Carlton	54	3	43	FZ 1 to north east and east. FZ 3b (functional floodplain to west, south and north west.
Cawood	16	10	74	Surrounded by FZ 3b (functional floodplain)
Churh Fenton	98	-	2	Surrounded by FZ 1 except for an area of FZ 3b (functional floodplain) to east
Cliffe	100	-	-	Surrounded by FZ1 except for FZ3b (functional floodplain ) adjoining the extreme northern tip of the village. FZ3b (functional floodplain is just beyond southern limit to village.
Drax	-	60	40	Surrounded by a mixture of FZ2 and FZ3b with FZ3b mostly to the south east and north west.
Eggborough	99.5	-	0.5	Surrounded by FZ 1
Escrick	86	3	11	Mostly surrounded by FZ 1 with FZ 3b to east and west
Fairburn	98	0.5	1.5	Mostly surrounded by FZ 1 with FZ 3b (functional floodplain to west.
Hambleton	100	-	-	Surrounded by FZ 1
Hemingbrough	97	2	1	FZ 3b (functional floodplain) to west otherwise FZ 1
Henshall North	60	-	40	FZ1 to the east and FZ3b (functional floodplain) to the west.
Henshall South	100	-	-	FZ1 to the west and south and north east corner. FZ3b (functional floodplain) to the north west, north and east.
Hillam	100	-	-	Surrounded by FZ1
Kellington	38	-	62	Surrounded by a mixture of FZ 1 and FZ 3b (functional floodplain)
Monk Fryston	94	2	4	Surrounded by FZ 1

North Duffield	100	-	-	Surrounded by FZ1 except for the south west corner of the village which is affected by FZ2 and FZ3b
Osgodby	100	-	-	Surrounded by FZ1
Riccall	98	1	1	FZ 3b (functional floodplain to west otherwise FZ1
South Milford	96	3	1	Surrounded by FZ 1 except for a narrow band of FZ 3b (functional floodplain ) following a watercourse along the northern edge of the village
Stutton	75	20	5	Surrounded by FZ1 except for FZ3b (functional floodplain) to the east.
Thorpe Willoughby	97	0.5	2.5	Surrounded by FZ 1 except for FZ 3b (functional floodplain ) to north west
Ulleskelf	16	36.5	47.5	FZ 2 (and some FZ 1) to south and FZ 3b (functional floodplain) to north
Whitley	100	-	-	Surrounded by FZ1
Wistow	91.5	0.5	8	Mostly surrounded by FZ 1 with some FZ 3b (functional floodplain), especially to the east

### Flood Zone definitions

FZ1 Low probability of flooding  
FZ3 Medium probability of flooding  
FZ 3a High probability of flooding  
FZ 3b Functional floodplain

Nb Outside development limits (potential expansion land) Flood Zone 3 is represented as Flood Zone 3b (functional floodplain). The assumed extent of the floodplain may be modified after more detailed investigation but will still remain High Risk. Inside development limits Flood Zone 3 is represented as Flood Zone 3a (high probability of flooding) since existing built up / defended areas are unable to function as 'natural floodplain'.

## Appendix 6: SDLP (H6) Village Flood Risk Rankings

	% Land in Flood Zone					
	Within defined Development Limits			Potential Expansion land		
	FZ 1	FZ 2	FZ 3a	FZ 1	FZ 2	FZ 3b
Barlow	100	-	-	100	-	-
Byram	100	-	-	100	-	-
Hambleton	100	-	-	100	-	-
Hillam	100	-	-	100	-	-
Osgodby	100	-	-	100	-	-
Whitley	100	-	-	100	-	-
Cliffe	100	-	-	98	2	-
North Duffield	100	-	-	98	1	1
Hensall South	100	-	-	65	-	35
Eggborough	99.5	-	0.5	85	-	15
Fairburn	98	0.5	1.5	95	-	5
Riccall	98	1	1	95	3	2
Church Fenton West	98	-	2	95	-	5
Hemingbrough	97	2	1	95	3	2
Thorpe Willoughby	97	0.5	2.5	95	-	5 (FZ3a)
South Milford	96	3	1	95	-	5
Appleton Roebuck	95	1	4	60	10	30
Church Fenton East	95	-	5	95	-	5
Monk Fryston	94	2	4	97	1	2
Wistow	91.5	0.5	8	75	4	21
Brayton	90	10	-	75	25	-
Brotherton	90	2	8	55	-	45
Barlby	87	1	12	70	7	23 (FZ3a)
Escrick	86	3	11	80	2	18
Stutton	75	20	5	60	-	40
Hensall North	60	-	40	55	-	45
Carlton	54	3	43	53	2	45
Kellington	38	-	62	55	-	45
Cawood	16	10	74	-	3	97
Ulleskelf	16	36.5	47.5	-	60	40
Drax	-	60	40	-	55	45
Camblesforth	-	82.5	17.5	-	40	60

The proportion of land within each flood zone has been accurately measured inside development limits except for the following settlements: Barlow, Cliffe, North Duffield, Hensall, Church Fenton, Appleton Roebuck, Brayton, Brotherton, Stutton, and Drax. For these settlements and for potential expansion land on the edge of settlements the proportion of land within each flood zone has been estimated using the Level 1 SFRA Flood Zone maps.

## Appendix 7: 2008 SHLAA / Flood Zone Housing Capacities \*

### a) Selby

	FZ1	FZ2	FZ3a	Total
Urban Area	337	76	1,533	1,945
Strategic Housing Sites †	(1,095 ±)	830	1,455	3,380
<b>Total</b>	<b>337</b> <b>(1,432 ±)</b>	<b>906</b>	<b>2,988</b>	<b>5,325</b>

### b) Selby Area Action Plan (SAAP)Villages

Barlby / Osgodby	FZ1	FZ2	FZ3a	Total
Built Up Limits ‡	35	-	33	68
Expansion Land ‡	309	35	107	451
<b>Total</b>	<b>344</b>	<b>35</b>	<b>140</b>	<b>519</b>
<b>Brayton</b>				
Built Up Limits	-	-	-	-
Expansion Land ‡	1,217	91	-	1,308
<b>Total</b>	<b>1,217</b>	<b>91</b>	<b>-</b>	<b>1,308</b>
<b>Thorpe Willoughby</b>				
Built Up Limits	47	-	7	54
Expansion Land	383	-	-	383
<b>Total</b>	<b>430</b>	<b>-</b>	<b>7</b>	<b>437</b>
<b>SAAP Villages</b>				
Built Up Limits ‡	82	-	40	122
Expansion Land ‡	1,909	126	107	2,142
<b>Total</b>	<b>1,991</b>	<b>126</b>	<b>147</b>	<b>2,264</b>

### c) Selby and SAAP Villages Combined Capacity

	FZ1	FZ2	FZ3a	Total
Built Up Limits ‡	419	76	1,573	2,068
Strategic Housing Sites †	(1,095 ±)	830	1,455	3,380
Village Expansion Land ‡	1,909	126	107	2,142
<b>Total</b>	<b>2,328</b> <b>(3,423 ±)</b>	<b>1,032</b>	<b>3,135</b>	<b>7,590</b>

\* land available in the period up to 2025 and excluding existing planning consents

† excluding Sites B and C which are considered to be not reasonably available because of sustainability and other planning considerations

‡ excluding sites forming part of strategic housing sites

± Flood Zone 1 land at Site A, Site E and Site F only available if released in combination with higher flood risk land as follows ; Site A, Cross Hills lane - 50% FZ1 (500 dwellings) and 50% FZ3a (500 dwellings), Site E, Baffam Lane - 30% FZ1(150 dwellings) and 70% FZ2 (350 dwellings), Site F, Brackenhill Lane /Foxhills Lane – 50% FZ1 (375 dwellings) and 50% FZ2 (375 dwellings).

**b) Sherburn and Tadcaster \***

	<b>FZ1</b>	<b>FZ2</b>	<b>FZ3a</b>	<b>Total</b>
<b>Sherburn in Elmet</b>	2,030	74	331	2,435
Built Up Limits	19	-	-	19
Expansion Land	2,011	74	331	2,416
<b>Tadcaster</b>	1,334	-	-	1,334
Built Up Limits	18	-	-	18
Expansion Land	1,316	-	-	1,316

\* land available in the period up to 2025 and excluding planning consents