

#### Disclaimer

Selby District Council does not accept any liability for the accuracy of any information contained within this Brief. Prospective developers/purchasers are advised to independently verify the accuracy of the information with statutory bodies and other relevant organisations.

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## **1.0 Introduction**

- 1.1 The purpose of this Development Brief is to provide a framework for the development of the land off and adjacent to Holme Lane, Selby (see Location Plan 1). A Developer of any part of the site will be required to demonstrate how they have responded to this guidance in any future planning application.
- 1.2 This Brief will guide emerging proposals for the site and ensure that they accord with the main development principles of the Local Plan. It seeks to address issues such as flood risk, access and layout together with technical planning requirements in order to achieve a high standard of design and maximise opportunities. The guidance seeks to achieve a comprehensive treatment of the land to create a sustainable, high quality development and provide an attractive environment.
- 1.3 This guidance is based on the development proposals (Special Policy Area SEL/7A) contained in the adopted Selby District Local Plan. Although the Local Plan allows for residential or a mix of residential and B1 (light industrial/offices) the guidance contained in this Brief is restricted to the Council's requirements in the event of solely housing proposals coming forward. If alternative proposals come forward, a separate Brief will be required.
- 1.4 The Development Brief has been jointly prepared by Selby District Council and Bovis Homes Ltd (in association with D & R Smith Developments supported by Higham and Co).
- 1.5 A draft Development Brief was published for consultation purposes between 5 August and 16 September 2004 to provide the opportunity for developers, interested parties and individuals, residents and representatives to comment, contribute and provide information towards the final development proposals. This is a revised Brief, amended in the light of comments received. A separate Statement of Consultation is available on request from the Planning Policy Team at the District Council.
- 1.6 This Brief was approved by Policy and Resources Committee on 25 January 2005 and ratified by Full Council on 8 February 2005 and now forms formal Supplementary Planning Guidance to the adopted Selby District Local Plan and it will be regarded as a material consideration in determining future planning applications.

## **2.0 Site Location**

- 2.1 The area covered by the Development Brief extends to over 10 hectares, (about 25 acres). It is located on the northern edge of Selby adjoining the River Ouse and contained within the defined boundary of the 'Development Limits' of the town.
- 2.2 Holme Lane forms the south-eastern edge of the area with the River Ouse beyond, and open countryside lies the north. To the west is the existing Recreation Ground leading off Bondgate with New Millgate and Coupland Road lying to the west and south (see Plan 2).

## **3.0 Description of the Site**

### **3.1 The Site**

*The Central Area.*

- 3.1.1 The largest element is The Holmes Industrial Estate, off Holme Lane, used mainly for haulage, storage and distribution with several buildings subdivided and many in poor condition.

*Providence Mill.*

- 3.1.2 This area to the east of Holme Lane was the former Providence Mill and is still used in part for light industrial and storage although is mainly vacant.

*Garden House.*

- 3.1.3 The detached house has been vacant for more than 5 years with the outhouses, garden and orchard area now very overgrown. The property forms the main part of the western boundary. This site is a 'Housing Allocation' in the adopted Selby District Local Plan.

*Coupland Road.*

- 3.1.4 The area to the south of the Central area is served from Coupland Road and already has the benefit of a Planning Permission for 52 houses, subject to conditions and details that are contained within a Section 106 Agreement.

### **3.2 The Surrounding Areas**

*Recreation Ground.*

- 3.2.1 To the west is the existing Recreation Ground, set out to rough cut grass and informal playing areas. Mature hedgerows form the western boundary and the area extends southwards to the rear of properties fronting onto

Bondgate, which forms part of the boundary and where the access is located.

*Elston Place*

- 3.2.2 Elston Place, served from Holme Lane comprises established residential dwellings, forms part of the southern boundary together with those dwellings on Holme Lane itself.

*South of Elston Place.*

- 3.2.3 The existing area of warehouses and forecourt lying south of Elston Place has planning permission for Social Housing and it will be developed by South Yorkshire Housing Association.

### **3.3 Topography and Features**

- 3.3.1 Ground levels are generally flat with no discernible change across the site with limited existing landscaping other than individual trees and boundary hedgerows to the west and north, together with a stand of trees adjoining the river. The boundaries to the site are clearly defined with adjacent properties and there is a low earth 'bund' and wire fence to the northern boundary. The hedge and tree line mark the boundary to the Recreation Ground.
- 3.3.2 Within the main site the existing buildings are of little architectural interest or merit and the one former Mill building to the centre of the site is in particularly poor condition. Parts of Providence Mill maybe the original buildings but much has been altered or added. Garden House is a 2 storey derelict house and dates from about 1930. The site area off Coupland Road is vacant and overgrown.

## **4.0 Planning Policy Content**

### **4.1 National Policy**

4.1.1 National Policy is principally contained in Planning Policy Guidance Notes (PPGs) and Circulars, which is from time to time supplemented by Ministerial Statements. The following are of particular relevance to the development of this site:

*PPG1: General Policy and Principles*

4.1.2 This Guidance Note reaffirms the role of the planning system in meeting the needs of a growing and competitive economy, in providing for new development and in protecting the natural and built environment. It emphasises the contribution of the planning system to achieving sustainable development and identifies ways in which mixed-use development can be promoted. In particular, urban regeneration and the re-use of previously developed land are identified as important objectives. Annex A provides guidance on the handling of design issues.

*PPG3: Housing*

4.1.3 This Government Policy Note provides guidance on a range of issues relating to the provision of housing. The primary objectives are of maintaining the supply of housing land, of ensuring the resultant housing provides a wide choice and is not socially exclusive and conforms to sustainable principles. It encourages Local Authorities to give priority to re-using previously developed land within urban areas, creating more sustainable patterns of development, making more efficient use of land by reviewing planning policies and standards and promoting good design in order to create attractive, high-quality living environments in which people will choose to live. To promote more sustainable residential environments local planning authorities should avoid the inefficient use of land by encouraging densities of between 30 and 50 dwellings per hectare and seeking greater intensity of development at places with good public transport accessibility.

*PPG13 Transport*

4.1.4 The objectives of this guidance note are to integrate planning and transport at the national, regional, strategic and local level to promote more sustainable transport choices, promote accessibility by public transport, cycling and walking and to reduce the need to travel, especially by car. In developing and implementing policies on parking, local authorities should ensure that as part of a package of planning and transport measures; levels of parking provided in association with development will promote sustainable transport choices.

4.1.5 Other PPGs of relevance in respect of detailed issues include:

PPG9: Nature Conservation

PPG16: Archaeology and Planning

PPG17: Planning for Open Space, Sport and Recreation

PPG25: Development and Flood Risk

## **4.2 Regional Planning Guidance**

4.2.1 RPG12 for Yorkshire and the Humber was adopted in 2001. That document (along with approved proposed changes to it) was adopted as the statutory Regional Spatial Strategy in September 2004. This provides the framework within which local authority development plans and local transport plans can be prepared and translates national policy to the regional context.

4.2.2 In respect of housing, the guidance sets an annual average housing requirement for North Yorkshire of 2,500 dwellings and sets a brownfield target of 53%. Selby is located within the first priority regeneration area (the coalfields area), where it is expected that there will be the greatest need to target funding and encourage investment to support regeneration initiatives.

## **4.3 Structure Plan**

4.3.1 The North Yorkshire County Structure Plan, was initially approved in 1980 and the latest alterations adopted in October 1995. The Structure Plan has been 'saved' for 3 years under transitional arrangements.

4.3.2 The overriding strategy of the Structure Plan is one of restraint in order to protect the county's natural resources and environment and to mitigate the effects of continued inward migration. Policies in the Plan aim to concentrate new development in towns and service villages, whilst conserving and enhancing the landscape and built environment, together with better quality farmland, sites of archaeological importance and valuable wildlife habitats.

4.3.3 In respect of Population and Housing, Policy H1 states that for the period 1991 – 2006 provision will be made, mainly in and around main urban areas, main towns and small towns for about 34,000 dwellings. The distribution within the County provides for around 9,300 dwellings in Selby for this period.

4.3.4 Policy H6 of the County Structure Plan states that in allocating land for development, "priority should be given to the use of land, particularly vacant or derelict land, within the boundaries of existing settlements". Policy H8 states that "new residential estate development will normally be permitted only where it achieves an average density of not less than 25 dwellings per hectare".

#### 4.4 Local Plan

- 4.4.1 On the Proposals Map (Selby Inset Map No.53) of the Selby District Local Plan, The Holmes Industrial Estate is identified as a Special Policy Area and is considered particularly suitable for residential development, or a mix of residential and suitable employment uses, capitalising on its close proximity to the town centre and to a wide range of employment opportunities, shopping and other facilities.
- 4.4.2 The northern boundary of the site forms the boundary of the 'Development Limits' for Selby. Adjoining land to the southwest off New Millgate is identified as being subject of a Significant Residential Permission. Further to the west and to the rear of properties on the Bondgate frontage, open land is allocated as Recreation Open Space.
- 4.4.3 Land to the south-east of The Holmes is unallocated for any specific purpose but is contained within the 'Development Limit' for Selby
- 4.4.4 To the west of the existing industrial estate, land north of the Garden House, Millgate is allocated for residential development (Policy SEL/2A) in accordance with Policy H2 and is also included within the Development Limits.

#### 4.5 Site Specific Policies

The following policies are relevant to the site:

##### **SEL/7A - Holmes Special Policy Area**

Proposals for the development of land and the redevelopment of premises within The Holmes Special Policy Area, as defined on the Inset Proposals Map, should comply with the provisions of an up-to-date Development Brief approved by the District Council, and with the following guidelines;

- i) Residential or a mix of residential and B1 (light industrial/offices) would be most appropriate. Consideration may also be given to replacement employment uses consistent with highway and amenity considerations;
- ii) Two linked points of access if possible or at least a suitable single main access with second emergency access are required;
- iii) Access arrangements and on-site circulation should segregate residential and non-residential traffic as far as possible;
- iv) Proposals should enhance the amenity value of the river;
- v) Proposals should provide safe pedestrian and cycle routes which can be linked to the town centre and adjoining areas;
- vi) All proposals should be subject to the provision of a landscaping structure within and around the site; and
- vii) An appropriate Flood Risk Assessment in accordance with the requirements of PPG25.

## **SEL/2A - Land at Garden House – Housing Allocation**

Land north of Garden House, Selby, as defined on the Inset Proposals Map, is allocated for residential development in accordance with Policy H2. In addition to satisfying the requirements of relevant planning policies, proposals must make provision for;

- i) Access to be taken off New Millgate via Coupland Road;
- ii) The retention and enhancement of boundary hedgerows;
- iii) The incorporation of appropriate noise amelioration measures if necessary;
- iv) Adequate sewerage and sewage treatment infrastructure to serve the development;
- v) An appropriate mix of dwelling types; and
- vi) An appropriate Flood Risk Assessment in accordance with the requirements of PPG25.

### **4.6 Other Relevant Policies – General Guidance**

H2A	Release of Housing Land
H2B	Housing Densities
H4	Affordable Housing -
H4A	Housing mix
H6	Housing in Development Limits -
RT1	Safeguard of existing Recreation space
RT2	Provision of Recreation Space in new housing schemes
ENV1	Control of Development
ENV2	Environmental Pollution and Contaminated Land
ENV5	Flood Risk
ENV10	General Nature Conservation Considerations
ENV19	Hedgerows
ENV20	Strategic Landscaping
ENV21	Landscaping Requirements
ENV28	Archaeological Remains
ENV29	Local Amenity Space
T1	Development in Relation to the Highway Network
T2	Access to Roads
T6	Public Transport
T7	Provision for Cyclists
T8	Public Rights of Way
VP1	Vehicle Parking Standards
S3	Local Shops

## **5.0 Planning Requirements**

- 5.1. Selby District Council is promoting the redevelopment of this previously developed site through the District wide Local Plan process. The area is identified as a 'Special Policy Area' to facilitate redevelopment for residential purposes or for a mix of housing and light industrial uses/offices.
- 5.2 This Brief sets out the Council's requirements for proposals for residential uses. If alternative proposals come forward for a mixed use scheme or redevelopment for employment uses, then they will need to be considered against a separate Development Brief which will also be subject to approval by the District Council.

## **6.0 Site Analysis**

### **6.1 Current Position**

- 6.1.1 The main section of the site, The Holmes Industrial Area together with Providence Mill, currently presents a busy but dilapidated environment which if not developed could deteriorate to a potentially uncontrolled industrial use. Although initial assessment has not identified that there are any historical or current contamination issues (other than minor hydro-carbon hot spots), further sub-letting and small-scale use may result in undetected problems. The current entry off Holme Lane by the heavy transport continues to cause problems with both traffic movement and increasing damage to road surfaces.
- 6.1.2 The prominent edge of town site does not present itself well as an entry from the open countryside and the views from the north and west are of harsh bulky and uninteresting buildings. Although screened by hedges and trees on the boundaries to the recreation ground and on Garden House, from Bondgate the ridges and building eaves are clearly visible. The approach from Holme Lane is very much of poor quality, 'tired', secondary industrial use although the residential dwellings offer considerable relief to the entrance area, indeed as do the established residential areas off Coupland Road.
- 6.1.3 Looking from the site the views to the north onto the open farmland are of considerable importance as is the overlooking onto the Recreation Ground to the west. These views are not possible from any other part of the town and access to the River Ouse is also limited. The current use also has a direct negative effect on the amenity of the residential dwellings to Elston Place and Holme Lane.

## 6.2 Design Targets

6.2.1 Any proposals for the site must then achieve not only the removal of the aftermath of the current use, but make it possible to complete the development as a planned and designed environment in which people will want to work, live and play.

6.2.2 Eight principal target issues could address the design solution:

- i) Optimise the views both into and out of the site in relationship to the Open countryside. Screen unwanted views and achieve pleasant external views both from within and beyond the site
- ii) Clearly define entrances and edges and establish gateways and focal points
- iii) Protect and enhance the boundaries to ensure the amenity of adjacent dwellings and future residents of this site.
- iv) Respect and enhance the important river frontage.
- v) Provide features within the development that assist to create a pleasant and enjoyable environment.
- vi) Create individual areas and clusters of buildings with varied road and pavement area design to avoid monotonous 'estate' development.
- vii) Devise and deliver a structural landscaping and planting plan that will establish, maintain and provide both boundary, general and feature areas.
- viii) Provide a varied building form to give a range of properties and accommodation to achieve local design distinctiveness. In particular, the design should respect the important local historic environment and the presence of the ancient Selby Abbey.

## **7.0 Flooding and Drainage Issues**

### **7.1 Flood Risk, Surface Water Drainage and Foul Drainage**

7.1.2 The site adjoins the River Ouse and is within the indicative 1% risk flood plain as defined by the Environment Agency. A formal flood risk assessment will therefore be required to support any planning application in accordance with the requirements of PPG25 Development and Flood Risk. This should include consideration of:

- i) The potential impact of the development on the operation of the functional flood plain;
- ii) The potential impact of the development on the river catchment having regard to the resulting decrease in infiltration rates;
- iii) The impact that flooding may have on the proposed development;
- iv) Suitable mitigation measures to be included as part of the development;
- v) The potential to incorporate sustainable drainage measures into the development.

7.1.3 Developers must liaise closely with the Environment Agency. The scheme will need to take into account the design guidelines within the Selby Strategic Flood Risk Assessment (SFRA, November 2001) approved by the District Council in 2003. The SFRA sets out more detailed guidelines for the management of flood risk. These are reproduced in Appendix 1 to this Brief. The developer should take these into account, and the District Council will refer to these when considering any planning application.

7.1.4 A comprehensive drainage study will be required for the whole of the site as part of the planning submission(s). This will need to assess foul and surface water drainage requirements together with a flood risk assessment. Developers will therefore need to consult with Yorkshire Water, the Selby Area Internal Drainage Board and the Environment Agency.

7.1.5 Because the area falls within an area of high flood risk, the design of the surface water drainage system should incorporate measures to manage the threat of flooding in the event of existing flood defences being breached. These should include:

- a. Laying out the development in a sequential manner to ensure that areas of least importance flood first;
- b. The creation of a flow path through the site and where appropriate utilising floodwater channels for storm water retention;

- c. Avoiding development in, or creating, areas where a significant depth of flooding would result;
- d. Measures to evacuate flood water;
- e. The provision of emergency escape routes;
- f. The incorporation of raised floor levels and other flood proof construction techniques.

7.1.6 The developer will be required to ensure that any scheme for foul drainage should build in sufficient capacity for the entire site.

7.1.7 The development should take account of the effects of surface water discharges into the surrounding surface water system. The Selby Area IDB requires that the surface water run-off from the development site does not exceed the surface water run-off from the site in its present use. The details of surface water discharge arrangements must be agreed with the Drainage Board prior to any works commencing on site.

7.1.8 Although a restricted runoff to the existing system is technically acceptable, in the light of the high risk of flooding in this area and in order to avoid the exacerbation of existing drainage problems, the Council considers that, on the advice of the IDB and YW a new permanent pumping station is the preferred solution to serve the needs of this site in order to deal with surface water discharge. The developer will therefore be required to make a financial contribution towards this provision. Developers should contact the Selby Area IDB

## **7.2 Aquifer Protection**

7.2.1 The site lies over the Sherwood Sandstone aquifer and there are several licensed groundwater abstractions in the area. There must therefore be no derogation to this supply in terms of quality or quantity as a result of the site's development. The developer is therefore advised to undertake early consultation with the Environment Agency to clarify the requirements.

## **7.3 Adjacent Water Course**

7.3.1 The Environment Agency has regulatory powers over activities in and adjacent to watercourses. The prior consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank or Agency maintained flood defence of the River Ouse.

## 8.0 General Design Principles

8.1 The Development Brief provides planning and design guidance in respect of specific issues in order to assist in achieving a high quality development.

8.2 The General Development Principles for the site, which are established by policies in the emerging Selby District Local Plan are intended to:

- i) Provide for a comprehensive and integrated development of the land;
- ii) Provide, for residential development and other possible uses for the site of The Holmes, residential development of the land off Coupland Road and of the allocated land at Garden House;
- iii) Provide a mix of dwelling types and sizes including an element of affordable units;
- iv) Bring about significant environmental improvements and attract residents through the creation of a development designed with the needs of people in mind;
- v) Ensure that the development makes the best use of land and achieves a high density appropriate to the local form and character in accordance with the guidance in PPG3;
- vi) Provide recreational facilities within the development and the enhancement of existing Recreation Open Space in the vicinity;
- vii) Achieve enhancement of the amenity value of the adjoining river; taking account of proposals within the emerging Selby Waterfront Partnership and improving public access through views, walks and biodiversity in liaison with North Yorkshire County Council Planning and Countryside Unit. Attractive landscaping and improved public access should be provided with adequate safety features.
- viii) Achieve safe and efficient and integrated vehicular access to the site and through the whole of the land taking account of proposals within the emerging Selby Traffic Management Strategy;
- ix) Provide an interlinked system of safe pedestrian and cycle routes within the site to link to the town centre and adjoining areas;
- x) Provide a landscape plan for the site, creating a substantial planting screen along the northern boundary, protecting adjoining housing, retaining existing trees and hedgerows and creating a green residential environment taking account of the Selby Bio-diversity Action Plan.

- xi) Attention should be paid to the orientation, siting, spacing and grouping of buildings in order to exploit available sun, and maximise protection from wind, all of which help to create an energy efficient envelope.
- xii) The proposed housing areas, and community facilities should be designed in such a way as to promote crime prevention and to meet the security requirements of the police. This can be achieved by following the principles of the 'Secured by Design' initiative and as an example of this, through the early consideration and promotion of natural surveillance in the layout and design of housing. It is also important that designs of the dwellings and community facilities incorporate convenient and secure cycle storage. As well as meeting Secure by Design principles this will encourage the use of cycles as an alternative to the car.
- xiii) The concept and detailed design of the development must take into account proposals and guidance contained in the Selby Town Design Statement (2004), which is approved as Supplementary Planning Guidance.

## **9.0 Housing Density and Housing Mix**

- 9.1 A suggested option for the development of the site, for residential, is shown on the Indicative Plan at Plan 3.
- 9.2 The development should make efficient use of land and achieve the minimum densities set out in PPG3 and the Local Plan Policy H2B. A mix of densities will be possible across the development but overall a net density of between 30 and 40 dwellings per hectare should be achieved. It is expected that, located at the edge of Selby town centre, the development will attain a density at the higher end of this range. In total it is estimated that the development could ultimately achieve in the region of 300 to 450 dwellings.
- 9.3 A range of housing types, sizes and forms should be provided with the overall aim of creating mixed and balanced communities so that together with a variety of external materials and elevation treatments an attractive, high-quality living environment can be created in which people will choose to live.
- 9.4 It is expected that higher density will be achieved adjoining Holmes Lane and taking advantage of the River frontage area. Possibly to the centre of the site feature or landmark buildings will also be at the higher density. To the site edges, close to existing residential areas 2 storey dwellings would be more appropriate. Across the site 2, 2.5 and 3 storey dwellings could provide for a varied development form and range of dwellings. Lower density with a maximum of 2.5 storeys towards the open countryside could be considered more appropriate. It is particularly important that the design of dwellings at the site periphery is carefully considered to avoid adversely affecting the amenity (especially, overlooking) of existing residents.

## 10.0 Affordable Housing

- 10.1 Circular 6/98 Planning and Affordable Housing confirms that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies and deciding planning applications. Further guidance on how the planning system can contribute to the overall supply of affordable housing is provided in PPG3.
- 10.2 Policy H4 of the Selby District Local Plan, requires sites of 25 dwellings or more to contribute to the provision of new affordable dwellings in the period 1996 – 2006 for people who cannot afford to rent or buy on the open market. However, no provision for the housing allocation north of the Garden House was expected (SEL/2A).
- 10.3 The results of an updated District-wide housing needs assessment are expected in January 2005. That will be the prime consideration in determining the level, type and tenure of the affordable housing required on this site as a whole.
- 10.4 The exact amount, type and tenure of the affordable housing will be a matter of negotiation between the developer and the local planning authority at the time of a planning application. The negotiations will take into account the site capacity (density issues), the identified assessment of need, current market conditions, economies of provision (including whether there are particular costs associated with the development of the site) and the need to achieve a successful housing development.
- 10.5 It is anticipated that the proposals for the site will need to incorporate an element of subsidy in order to ensure that the dwellings are available for those whose incomes are insufficient to enable them to rent or purchase properties currently available within the area. The affordable housing proposals should consider an appropriate mix of subsidised for rent, shared ownership and discounted for sale.
- 10.6 The affordable housing units will be integrated within the development and the scheme will avoid the relegation of affordable housing to the fringes of the site or in large groups. The aim should be to spread the provision throughout the site in small groups of probably 5 to 8 units depending on the layout of any submitted planning application.
- 10.7 In order to ensure the retention of the affordable housing units in the long term, it is expected that a Registered Social Landlord or Housing Association Trust will be nominated or selected to act as the Provider for these units in perpetuity.
- 10.8 A Section 106 Agreement will be required to set out, amongst other things, the trigger when the affordable units are to be provided, the arrangements for transferring units to an RSL and to ensure the units are retained in perpetuity at an affordable price. The Section 106 Agreement will also define the qualifying categories for who may occupy the affordable units. That is, initial and subsequent occupiers of subsidised dwellings must live

or work within Selby town or Parish, or have local connections, unless after a reasonable period of time, the accommodation remains unallocated when properties may be made available, in turn, to households or persons: living or working in the District; living in an adjoining local authority area; or living elsewhere.

## **11.0 Recreational Open Space and Landscaping**

### **11.1 Recreation Open Space**

11.1.1 Recreational open space provision would be expected to be provided within the development at a level of 60 square metres per dwelling in accordance with the requirements of Policy RT2 of the Selby District Local Plan and draft Supplementary Planning Guidance (2001) or any subsequent amendments.

11.1.2 At the estimated capacity of about 350 dwellings, the total recreational open space required to be provided would be in excess of 2.0 hectares. This could be sub-divided as follows:-

- a) 42.5m<sup>2</sup> per dwelling of formal recreation open space in the form of youth and adult play areas, comprising sports pitches – providing a total of about 1.48ha (14,875sq.m.) for the development.
- b) 6.25m<sup>2</sup> per dwelling for casual play areas for kick-about spaces/5-a-side pitches; - providing about 0.22ha (2,188sq.m.) for the development.
- c) 11.25m<sup>2</sup> per dwelling to be provided for local and neighbourhood equipped play areas located throughout the development – providing about 0.39ha (3,938sq.m.) for the development.

11.1.3 In accordance with Policy RT2 of the Local Plan, as this scheme will be for 50 dwellings or more, provision within the site will normally be required unless deficiencies elsewhere in the settlement merit a combination of on-site and off-site provision. A survey of recreation open space undertaken by the Council in 2000 revealed that Selby town had a deficit of 16.3 ha of Recreation Open Space

11.1.4 The Council's draft Supplementary Planning Guidance on Recreation Open Space (ROS SPG 2001) sets out that the precise type and nature of open space to be provided will be subject to negotiation between the District Council and developer on the basis of the Council's standards, local circumstances and the nature of the housing proposed.

11.1.5 The equipped play areas (see 11.1.2 c) should be provided within the site. The remainder of the provision could be provided off site, and partly through the improvement of existing facilities in the vicinity by financial contributions from the developer in line with the Council's ROS SPG

11.1.6 The Council is currently updating its Recreation Open Space Survey and progressing a Recreation Open Space Strategy. The results of this will inform the consideration of any future planning application.

- 11.1.7 The exact amount and type of on-site and off-site recreation open space should be determined at the time of a planning application taking into account national planning guidance, the Council's latest Supplementary Planning Guidance on ROS, up to date ROS survey information and ROS Strategy.
- 11.1.8 Detailed consultation and discussion should take place at an early stage with the Council's Parks Officer, Groundwork Selby, adjacent landowners (e.g. Selby Community Trust – see contact list at back of the Brief), Selby Town Council and local residents.
- 11.1.9 The areas for each element of the on-site Recreational Open Space provision will need to be detailed and submitted to the Parks and Leisure Officer for approval to ensure the proposals are to the appropriate and necessary standards. This will need to include details such as enclosure, surfacing, equipment, planting and landscaping.
- 11.1.10 The timing of the provision of each space will need to be agreed to ensure the provision is in place as the development proceeds in phases and a maintenance plan will need to be instigated.
- 11.1.11 The Management Plan will need an appropriate financial strategy in order to ensure the sustainability in long term for the areas.
- 11.1.12 The complete proposal will be incorporated into a provision within a Section 106 Legal Agreement to be entered into between the District Council, the Developers and other relevant parties.
- 11.1.13 Groundwork Selby (see contact list at back of this Brief) is in the process of establishing a social enterprise that will offer local employment and training in relation to landscaping, horticulture and grounds maintenance services. Developers should liaise with Groundwork to investigate how the social enterprise can be engaged in the delivery and maintenance phases of the recreation open space and landscaping elements of the development scheme.

## **11.2 Landscaping**

- 11.2.1 The developer will be required to provide, as part of the overall development concept, a comprehensive landscape strategy and open space structure to provide an attractive setting for the residential development. This should be based on and seek to retain existing site features, including trees and hedgerows and provide a suitable transition between the development at the edge of the town limits and the open countryside to the north.
- 11.2.2 A 10 – 20 metre wide area of buffer planting could be included along the boundary to the open countryside to soften and provide relief to the 'town edge', and possibly could be on areas outside the development zone.

- 11.2.3 Landscaping schemes will be required to cover the provision of planting and details for the development area including the areas to individual dwellings and incidental open areas. The timing of the planting relative to the progress of the development and the maintenance will be covered as conditions within the planning consent.
- 11.2.4 Structural planting within the development and to the site boundaries particularly to the northern boundary onto the Open Countryside will need to be detailed and the timing and maintenance plan will need to be included as a provision within a Section 106 Agreement.
- 11.2.5 The design of the landscape structure should take account of the Biodiversity Action Plan for Selby District in the choice of native plant species.
- 11.2.6 Groundwork Selby (see contact list at back of this Brief) is in the process of establishing a social enterprise that will offer local employment and training in relation to landscaping, horticulture and grounds maintenance services. Developers should liaise with Groundwork to investigate how the social enterprise can be engaged in the delivery and maintenance phases of the recreation open space and landscaping elements of the development scheme.

## 12.0 Natural Environment

12.1 Developers should be aware that a core objective of the Regional Economic Strategy is to cut the emission of greenhouse gases by 20% below 1990 levels by 2010 and that the Regional Spatial Strategy for Yorkshire and the Humber to 2016 (RPG12, Policy S5 Climate Change) requires a move towards the domestic goal of a 20% cut in carbon dioxide emissions below 1990 levels by 2010 and a 30% cut in carbon dioxide emissions below 1990 levels by 2020. The District Council will take these policies, and any subsequent targets and policies into account when determining any planning applications on this site.

## 12.2 Ecology

12.2.1 Development of the site should have regard for the existing habitats and species across the entire site and should not result in a net loss of habitats and species of conservation value. The overall development concept should contain a comprehensive open space and landscape structure which supports wildlife and aims to deliver local biodiversity objectives (in particular the objectives of the Selby Biodiversity Action Plan). Proposals should seek to incorporate schemes for habitat creation and/or enhancement within the site.

12.2.2 The developer should be aware of the legal obligations under the Wildlife and Countryside Act 1981 (as amended) and the requirements of Policy ENV14 of the adopted Selby District Local Plan and also the issues contained within the Selby Biodiversity Action Plan.

12.2.3 Ecological data searches (North and East Yorkshire Ecological Data Centre) and appropriate habitat and species surveys should be undertaken in order to determine which type of habitats are present and whether the site is used by any legally protected species.

12.2.4 A detailed ecological survey by a competent and suitably qualified ecologist is to be provided in advance of development. The survey should involve the production of:

- Appropriate survey and evaluation
- Impact assessment (if necessary)
- Avoidance and mitigation measures (if necessary)

12.2.5 Scoping work reports will be required and, at the time of any subsequent planning applications will be followed by progress reports for each area before any works commences on site.

12.2.6 Any mitigation measures or further reports that are required, suggested or that are necessary will need to be made available at the appropriate time and agreed with the District Council, English Nature and County Ecologist.

12.2.7 In the light of the current review of sites of importance for nature conservation, developers should check for the presence of existing or potential Sites of Importance for Nature Conservation (SINCs) in the vicinity of the development site by contacting the North and East Yorkshire Ecological Data Centre (see contact list at back of this document). If any SINCs are present, appropriate mitigation measures should be incorporated into any scheme, as approved by the District Council in conjunction with the County Council Ecology Team (see contact list at back of this document). In accordance with Policy ENV10 of the Selby District Local Plan, this may include compensatory measures such as habitat creation and/or enhancement within the site or locality, and proposals to ensure future management.

12.2.8 Groundwork Selby is able to assist with habitat creation and management. Developers should liaise with this organisation at an early stage (see contact list at the back of the Brief).

### **12.3 Archaeology**

12.3.1 There is the potential for archaeological remains to be found near to the river frontage and the developer should contact the Archaeology Service of the County Planning and Countryside Unit (see Contact List at the back of the Brief) to discuss the implications of the development. The developer may be required to submit the results of an archaeological field evaluation for the whole site in accordance with PPG16 before a Full or Reserved Matters application can be determined.

12.3.2 The development will be undertaken in accordance with any recommended archaeological strategy and with full consultation with the County Archaeologist.

### **12.4 Ground Contamination**

12.4.1 Due to the site's industrial and historical use, the potential for ground contamination and possible contamination of the underlying aquifer will need to be fully investigated in accordance with Local Plan Policy ENV2.

12.4.2 Preliminary and a full ground investigation will be required. Any necessary remediation works and validation should be undertaken prior to the commencement of construction and will be subject to agreement with the Council's Contaminated Land Officer.

12.4.3 A full demolition and impact assessment is required, including a detailed method statement for dealing with unwanted waste materials. Within the existing buildings there are forms of asbestos but these can be easily identified and a method statement should be provided for dealing with the materials at the point of demolition and site clearance.

- 12.4.4 Where ever possible clean material, be it crushed concrete, brick waste or other suitable material will be retained for use in the development thus reducing traffic movements from the site.
- 12.4.5 Any scheme must address issues of noise, dust, fumes and the like from remaining industrial or non-residential areas on new housing.
- 12.4.6 Conditions will be attached to any subsequent planning consent to control and restrict issues such as working hours, burning of materials and demolition activities.

## **13.0 Access and Highway Considerations**

### **13.1 Transport Assessment**

13.1.1 A Transport Assessment (TA) is required to examine the key requirements. The TA should be undertaken in line with the advice contained in "Transport Issues and Development – A Guide 2003 (NYCC). Developers should liaise closely with the County Highways Authority and Highways Agency. The key considerations are:

- i) The impact of the traffic generated by the development on the existing local highway network, in particular at the morning and evening peaks;
- ii) The design of the proposed site access arrangements and junctions;
- iii) Any off-site highway improvements that may be required;
- iv) The accessibility of the site by public transport, cycling and walking;
- v) The capacity for enhancing non car-borne trips.
- vi) The Selby Traffic Management Strategy proposals.

### **13.2 Site Access and Road Layout**

13.2.1 The access arrangements should be established as part of the overall master plan for the site including serving each of the individual areas within the site without restricting development of each and comprises three main elements:

- i) The principal access by way of extension of Holme Lane.
- ii) A secondary access from Coupland Road – already covered by an existing planning consent and Section 106 Agreement.
- iii) A minor link to form an emergency route - if necessary before the overall link is achieved (off Holme Lane to the rear of Elston Place).

13.2.2 Proposed layouts should conform to the advice contained in the North Yorkshire County and District Council's Residential Highway Design Guide (2nd Edition) 1994, Design Bulletin 32 (2nd Edition April 1992), Places, Streets and Movements and Government Guidance on Crime Prevention as set out in the DoE Circulars 01/84 and 05/94.

13.2.3 In accordance with that advice, the whole site must be served by two linked accesses. No more than 50 dwellings may be served off a single access.

No more than 100 dwellings may be served by a single access and emergency or secondary link.

- 13.2.4 There are two public rights of way in the vicinity of this site - joining the northern part of Holme Lane with Lordship Lane to the north and a short section along the riverbank to the south of Providence Mill. The design of any scheme for this area should take these into account. In addition, for any submitted scheme for planning permission, a developer would have to take into account, in the detailed design, any land-ownership issues and legal rights of access and this would be something that they would have to negotiate with any affected party.
- 13.2.5 In accordance with the Home Zones concept, the scheme should give clear priority to pedestrian and cyclists over motor vehicles. In addition, conveniently located and safe pedestrian and cycle routes should be provided to connect housing areas with each other and with adjacent residential and open space areas.
- 13.2.6 The development road network should incorporate traffic calming measures. The road layout/alignment should create 'natural' traffic calming measures. Loop roads (with the exception of a bus route) should be avoided as they may create 'race track' conditions. Such roads should be severed and joined by pedestrian/cycle links only. These will be discussed in detail with the highway authority. Consideration should be given to car-free zones and 20mph zones.
- 13.2.7 The developer should seek to incorporate a through bus route within the site layout, provided at the required carriageway and junction design standards. The developer should liaise closely with local bus operators, advisory groups and the County Council Highways Authority. The District Council will balance the requirement for bus route against other relevant design considerations when considering any planning application.
- 13.2.8 Cycle ways and footpaths should be provided as part of the overall road network and structural landscaping plan to link to existing routes. Cyclists safety on any proposed cycle routes to the town centre should be given careful consideration in the detailed design.

### **13.3 Off-Site Improvements**

- 13.3.1 The County Council has undertaken a study of the traffic impact of the proposed development. The existing Flaxley Road/Scott Road junction is likely to be over capacity as a consequence of the development. To resolve this problem, the developer would be required to replace the existing mini-roundabout with a Traffic Signal Installation.
- 13.3.2 A Toucan crossing on New Millgate will be required in order to safely link this site to the town centre for pedestrians and cyclists.

- 13.3.3 Holme Lane is showing signs of failure and re-surfacing works will be required. Improvements to the junction of Holme Lane and Elston Place are likely to be required. The developer should consult with the current landowners and interested parties regarding detailed design of the Holme Lane improvements. Other road improvements works may be considered appropriate at the time of any detailed planning application.
- 13.3.4 A contribution will also be sought towards pedestrian and cycle strategies presently being promoted through the Selby Traffic Management Strategy.
- 13.3.5 Any works required off site will be covered by provisions within a Section 106 Agreement and work completed by way of Section 278 Works Agreement.

#### **13.4 Parking**

- 13.4.1 Policy T9 (ii) of the adopted North Yorkshire County Council Structure Plan states:

“Provision for car parking and servicing will normally be required in all new development. However, this requirement may be waived in the centre of the larger towns, in conservation areas, in other areas of environmental significance, on small industrial sites in rural areas and to facilitate the renovation and active use of buildings and areas within existing towns and villages”.

- 13.4.2 The development should provide car parking in accordance with the District Council’s adopted Parking Standards, which have been prepared to take account of national policy in PPG13, which seeks to reduce growth in travel demand by the private car.
- 13.4.3 Provision of car parking should therefore reflect the adopted Selby District Local Plan, Policy VP1, which are maximum provisions. For developments of more than 50 dwellings, an average of 1.5 spaces per dwelling should be provided. Spaces for visitor parking should also be accommodated within the design of the estate roads.
- 13.4.4 Cycle parking provision should be provided on the basis of 1 per 4 flats.
- 13.4.5 Details of parking to each dwelling will be clearly identified on the layout as part of any planning application. Developers should adhere to “Transport Issues & Development – A Guide 2003”, which sets out how the parking standards are applied, the requirements of cycle parking facilities and car parking dimensional requirements.

## **14.0 Achieving Comprehensive Development**

- 14.1 The scale of housing development anticipated on this site will create the need for additional community facilities. Under Policy CS6 of the Local Plan, the Council will seek to secure direct financial contributions from developers in order that necessary facilities are secured to serve the needs of the additional residents.

### **Recycling**

- 14.2 Whilst there is unlikely to be opportunity to have a central or main recycling point, the development should provide each property with appropriate bin and box storage to suit current or future recycling collection facilities.

### **Public Art**

- 14.3 The areas of open space and landscape areas may provide the opportunity for Public Art that will help create a sense of place and identity and improve the overall quality of the development. Developers should contact Groundwork Selby (see contact list at back of Brief) at an early stage to explore the opportunities for assistance in commissioning any public art schemes.

### **Education**

- 14.4 The scale of development expected over this site as a whole (between 300 and 450 dwellings) will create additional demand for school places. Depending on the actual types and number of dwellings proposed a detailed planning stage, the additional education facilities needed may be in the order of an extra two classrooms at Selby Community Primary School on Flaxley Road.
- 14.5 The Local Education Authority (County Council Education Service) will use current DfES cost indicators at the time of an application to calculate the financial contribution required from the developer. These contributions will be secured and timed by inclusion as a provision within a Section 106 Agreement between the District Council and the Developer.

### **Healthcare**

- 14.6 The three existing GP practices in Selby are at capacity and the Scott Road practice in particular would be unable to accommodate the level of additional demand which will result from the development of the Holme Lane site. There is therefore a potential need for additional healthcare provision. In addition, the dental practices in Selby are currently at capacity and are not in a position to take on additional patients.
- 14.7 There will therefore be a need to make provision for Primary Care facilities, including additional General Practice and Dental consultation,

examination, reception and waiting room space. The Selby and York Primary Care Trust will advise on the detailed impact and requirements. Given the scale and proximity of the housing development to existing healthcare premises, a financial contribution is likely to be the most appropriate solution.

- 14.8 However, if necessary, an area of the site will be reserved for the purposes of a new stand alone facility. Developers should contact the PCT (see Contact List at back of this document) at the earliest opportunity to discuss the options).
- 14.9 These contributions will be secured and timed by inclusion as a provision within a Section 106 Agreement between the District Council and the Developer

## **15.0 Site Infrastructure and Drainage**

### *Utilities*

- 15.1 All gas, electricity, water and telecommunication site infrastructure services are understood to be readily available to service the site. Developers should however verify the future position prior to commencing any development and discuss their detailed proposals with the relevant companies.

## **16.0 Phasing and Implementation**

- 16.1 The developer will be required to submit an overall phasing strategy for the approval of the District council which identifies all housing, highways, transportation, infrastructure and open space proposals. The phasing strategy should specifically address:
- a) The scale of development from each access point
  - b) The implementation of the structure planting on the site to achieve a landscape framework for the development
  - c) The provision of recreation open space to ensure that minimum standards are achieved for each phase of the development
  - d) The provision of affordable housing.
- 16.2 The implementation of the development will be controlled through the imposition of planning conditions and where necessary, the Section 106 Agreement.
- 16.3 Developers will be expected, as far as is practical, to source materials, services and staff locally during the construction of the scheme. In addition the scheme should maximise the use of sustainable materials.

## 17.0 Site Works Requirements

17.1 Disturbance from construction operations is potentially a source of complaint from the public. Most problems arise from noise, particularly if it occurs at unsociable hours at night or during weekends, or from mud on public roads and footpaths.

17.2 Consideration of such problems before they arise will reduce complaints. The site developer is therefore required to take all reasonable precautions necessary and comply with all relevant legislation to reduce such disturbances to a minimum. All contract documents should include provision to control these matters and building operations shall be controlled through best practice site management.

### *Noise*

17.3 The developers should comply with the requirements of BS5228 in order to protect persons living and working in the vicinity of the site from noise, associated with soil stripping and haulage, infrastructure works and building operations. To mitigate these impacts temporary screening will be needed to be constructed which will ensure that noise levels are alleviated. A method statement dealing with these matters will be agreed with the Environmental Health Department prior to development commencing.

### *Night and Weekend Working*

17.4 The District Council appreciates that there may be circumstances which require work to be done during the evenings, weekends, and exceptionally at night. The site developers should ensure that noisy operations are not carried out at this time if they are likely to cause disturbance to local residents. If this cannot be avoided the Environmental Health Department should be advised so that advance warning can be given when considered necessary.

### *Mud, Dust and Smoke*

17.5 All contractors are responsible for the prevention of mud being deposited on public highways or footpaths; remedial action after the event is unacceptable. The developer(s) are therefore to ensure that there are clauses in their contract documents requiring the removal of mud from vehicles before they leave the site. In order to mitigate the potential impacts mitigation measures should be employed which minimise material handling, cover construction vehicles and require the installation of water bowsers to dampen down vehicles leaving the site.

17.6 In dry weather dust should be swept off roads and footpaths and dusty areas dampened down to prevent it blowing off-site towards nearby residential properties or major roads. General building operations should also be carried out in a manner, which would prevent or minimise any dust creation.

*Tipping*

- 17.7 Much of the topsoil and subsoil removed during site development and building construction may be retained on-site and used in landscaped areas/mounds. Any useless material should be taken to an approved public or private tip.
- 17.8 Whilst initial investigation has revealed no significant ground contamination requiring special treatment, localised contamination, from previous oil spills etc, must be removed to a registered site and replaced with clean inert material as necessary. Any contaminated waste should be moved by a registered waste carrier in accordance with the Special Waste Regulations.
- 17.9 The demolition and impact assessment for dealing with all unwanted waste (asbestos and other waste material) should be subject to agreement with the District Council. Burning of waste material on site will be prohibited by appropriate planning conditions.

*Site Access*

- 17.10 Prior to any development commencing, the developer must have agreed with the District Council the route of contractors/delivery vehicles to the site in order to minimise their impact upon existing residential areas.

*Parking Provision During Construction*

- 17.11 On site provision must be made for all vehicles, including employee's own cars during both the site construction and individual building contract periods. Parking on adjacent road verges will not be allowed. If necessary, adjacent or nearby land within the development area could be used to provide suitable parking for employee and contractor's vehicles, subject to the site area being reinstated to its former or proposed use.

*Pollution*

- 17.12 The developer/contractor will be required to take all reasonable precautions to prevent pollution of the site and its general environment including any streams and watercourses. Oil and fuel changes of machinery on site should be avoided to prevent potential accidental spillages that may leach towards or affect features of interest. Developers/contractors should also advise the District Council and the appropriate authorities i.e. The Environment Agency, the Selby Area Internal Drainage Board and Yorkshire Water in the event of any pollution occurrence.

*Protection of Trees, Hedges etc*

- 17.13 All trees, hedges etc, on site, which are to be retained, must be protected against damage during construction. In particular: -
- i) No rubbish, soil or other materials shall be dumped/stored within the branch spread;
  - ii) The topsoil within each branch spread shall not be disturbed, or excavated;
  - iii) No change in ground level shall be made within an area extending 3m beyond the branch spread.

*Site Safety and Security*

- 17.14 Site Safety is to comply with the construction (Design and Management) Regulations 1995 and also with the Guidance and Recommendations published by the Health and Safety Executive.
- 17.15 Developers should consider crime prevention measures during the building phase to reduce the risk of theft.

## Appendix 1

### Extract from the Selby Strategic Flood Risk Assessment (approved 2003)

#### Wistow Lordship Flood Cell

##### *Developer requirements –Flooding from the River Ouse:*

The design should take into account the possibility of the flood bank being over topped;

- Provision of emergency escape routes to higher ground
- Raised floor levels to increase time before inundation of the property
- The layout of the site should be designed to facilitate the channelling of flood water. These channels could be used for storm water retention.
- The evacuation of flood water.
- The site levels should be designed in a sequential manner to ensure that areas of least importance flood first, i.e. drainage channels, car parks and service roads before buildings. This could be achieved by cut and fill techniques.
- Incorporation of flood proof construction techniques.

##### *Developer Requirements – Disposal of Surface Water:*

- All methods of surface water disposal should be considered
- Sustainable drainage systems including site retention should be a requirement of any development
- The potential for drainage by a new pumping station outside of the Wistow Lordship flood storage area should be investigated, including storage to allow surface water to be accepted between high tides. Storage allows for bio-diversity provision.

##### *Internal Drainage Board Requirements*

- Consideration should be given to providing a pumping station outside the Wistow Lordship flood storage area, providing storage to allow surface water to be accepted between high tides and the provision of a further outfall. This is to prevent localised flooding.

**Appendix 2****Contact List**

<p><b>North Yorkshire County Council</b>  <a href="http://www.northyorks.gov.uk">www.northyorks.gov.uk</a>  <b>Selby Biodiversity Action Plan</b></p> <p>Heritage Unit  Environmental Services  North Yorkshire County Council  County Hall  Northallerton  DL7 8AH</p> <p>Tel 01609 780780  Fax 01609 778611</p>	<p><b>North Yorkshire County Council</b>  www.northyorks.gov.uk  <b>Countryside Service</b>  <b>Heritage Section</b>  <b>Planning &amp; Countryside Unit</b></p> <p>Ecologist  Heritage Unit  Environmental Services  North Yorkshire County Council  County Hall  Northallerton  DL7 8AH</p> <p>Tel No 01609 780780  Fax 01609 532558</p>
<p><b>English Nature</b>  (<a href="http://www.english-nature.org.uk">www.english-nature.org.uk</a>)</p> <p>English Nature  Genesis 1  University Road  Heslington  York, YO10 5ZQ.</p> <p>Tel No 01904 435500  Fax No 01904 435520</p>	<p><b>North &amp; East Yorkshire Ecological Data Centre (NEYEDC)</b></p> <p>NEYEDC  St Williams College  5 College Street  York, YO1 7JF</p> <p>Tel 01904 557235</p>
<p><b>Highways Agency</b>  (<a href="http://www.highways.gov.uk">www.highways.gov.uk</a>)</p> <p>Highways Agency  9E City House  New Station Street  Leeds, LS1 4UR</p> <p>Tel 0113 283 6466  Fax 0113 283 2315</p>	<p><b>Home Zones</b>  <a href="http://www.homezones.org">www.homezones.org</a></p>

<p><b>North Yorkshire County Council</b>  <a href="http://www.northyorks.gov.uk">www.northyorks.gov.uk</a>  <b>Highways Authority</b>  <b>Development Control</b></p> <p>Environmental Enhancement  North Yorkshire County Council  County Hall  Northallerton  DL7 8AH</p> <p>Tel 01609 780780  Fax 01609 532558</p>	<p><b>North Yorkshire County Council</b>  <a href="http://www.northyorks.gov.uk">www.northyorks.gov.uk</a>  <b>Highways Authority</b>  <b>Selby Traffic Management Study</b></p> <p>Environmental Enhancement  North Yorkshire County Council  County Hall  Northallerton  DL7 8AH</p> <p>Tel No 01609 780780</p>
<p><b>North Yorkshire County Council</b>  <a href="http://www.northyorks.gov.uk">www.northyorks.gov.uk</a>  <b>Planning Department</b></p> <p>Policy Development  North Yorkshire County Council  County Hall  Northallerton  DL7 8AH</p> <p>Tel 01609 532428  Fax 01609 532079</p>	<p><b>North Yorkshire County Council</b>  <a href="http://www.northyorks.gov.uk">www.northyorks.gov.uk</a>  <b>Archaeology</b></p> <p>Principal Archaeologist  Heritage Unit  Environmental Services  North Yorkshire County Council  County Hall  Northallerton  DL7 8AH</p> <p>Tel No 01609 780780  Fax 01609 532558</p>
<p><b>North Yorkshire County Council</b>  <a href="http://www.northyorks.gov.uk">www.northyorks.gov.uk</a>  <b>Education Services</b></p> <p>Education Services  County Hall  Northallerton  DL7 8AH</p> <p>Tel 01609 780780  Fax 01609 778611</p>	

<p><b>North Yorkshire Police Secured by Design</b> www.securedbydesign.com</p> <p>Architectural Liaison Officer Central Area (Safer York Partnership) York Centre for Safer Communities Central Area HQ Fulford Road York, YO1 4BY</p> <p>Tel No 01904 669083 Fax 01904 669523</p>	<p><b>Selby and York Primary Care Trust</b> www.sypct.nhs.uk</p> <p>Primary Care Development Manager Selby and York Primary Care Trust Sovereign House Kettlestring Lane Clifton Moor York, YO30 4GQ</p> <p>Tel No 01904 724004 Fax 01904 825125</p>
<p><b>The Environment Agency</b> www.environment-agency.gov.uk</p> <p>The Environment Agency Coverdale House Aviator Court Amy Johnson Way Clifton Moor York, YO30 4GZ</p> <p>Tel 08708 506506</p>	<p><b>Selby Area Internal Drainage Board</b> Selby Area Internal Drainage Board</p> <p>c/o Granthan, Brundell &amp; Farran Consulting Engineers Pillar House 20 South Parade Doncaster, DN1 2DP</p> <p>Tel 01302 342055 Fax 01302 329887</p>
<p><b>Yorkshire Water Services</b> www.yorkshirewater.co.uk</p> <p>Yorkshire Water Services PO Box 50 Western House Western Way Halifax Road Bradford, BD6 2LZ</p> <p>Tel 0114 251 8326</p>	

<p><b>Selby District Council</b> www.selby.gov.uk <b>Planning - Development Control</b></p> <p>L Watson Team Leader Southern Area Team Development Control Selby District Council Civic Centre Portholme Road Selby, YO8 4SB</p> <p>Tel No 01757 292192 Fax No 01757 292090 E mail <a href="mailto:lwatson@selby.gov.uk">lwatson@selby.gov.uk</a></p>	<p><b>Selby District Council</b> www.selby.gov.uk <b>Planning - Policy</b></p> <p>H Gregory Senior Planning Officer (Policy) Planning Policy Team Selby District Council Civic Centre Portholme Road Selby, YO8 4SB</p> <p>Tel No 01757 292064 Fax No 01757 292090 E mail <a href="mailto:hgregory@selby.gov.uk">hgregory@selby.gov.uk</a></p>
<p><b>Selby District Council</b> www.selby.gov.uk <b>Contaminated Land Officer</b></p> <p>Environmental Protection Selby District Council Civic Centre Portholme Road Selby, YO8 4SB</p> <p>Tel No 01757 292293</p>	<p><b>Selby District Council</b> <a href="http://www.selby.gov.uk">www.selby.gov.uk</a> <b>Parks Officer</b></p> <p>Leisure Services Selby District Council Civic Centre Portholme Road Selby, YO8 4SB</p> <p>Tel No 01757 292068</p>
<p><b>Selby District Council</b> www.selby.gov.uk <b>Waste and Recycling Officer</b></p> <p>Cleansing Section Environmental Health Community Services Selby District Council Civic Centre Portholme Road Selby, YO8 4SB</p> <p>Tel No 01757 292269</p>	

<p><b>Selby Waterfront Partnership</b></p> <p>Secretariat Principal Economic Development Officer Economic Development Unit Selby District Council Civic Centre Portholme Road Selby, YO8 4SB</p> <p>Tel No 01757 292148 Fax No 01757 292090</p>	<p><b>Groundwork Selby</b> <a href="http://www.groundwork.org.uk">www.groundwork.org.uk</a></p> <p>Operations and Development Manager Groundwork Selby Selby Civic Centre Portholme Road Selby YO8 4SB</p> <p>Tel: 01757 703758 Fax: 01757 709547 Email: <a href="mailto:selby@groundwork.org.uk">selby@groundwork.org.uk</a></p>
<p><b>Selby Community Trust</b></p> <p>Clerk to the Selby Community Trust Town Hall York Street Selby YO8 4AJ</p> <p>Tel (01757) 708449 Fax (01757) 213761</p>	<p><b>South Yorkshire Housing Association</b> <a href="http://www.syha.co.uk">www.syha.co.uk</a></p> <p>South Yorkshire Housing Association 43 – 47 Wellington Street Sheffield, S1 4HF</p> <p>Tel No 0114 290 0200 Fax No 0114 290 0289</p>