

### 3. Vision, Aims and Objectives

- 3.1 The following Vision, Aims and Objectives provide a clear direction for development in Selby District up to 2027. The Vision reflects priorities highlighted in the key issues and challenges section above, based on what makes Selby special and where it wants to be by the end of the plan period. These have been established through the evidence in the District Portrait, the Sustainable Community Strategy and previous consultation on Core Strategy Issues and Options. The vision seeks to make the most of the local, distinctive, rural character in promoting future prosperity while at the same time protecting the District's assets.

#### Vision

**By 2027 Selby District will be a distinctive rural District with an outstanding environment, a diverse economy and attractive, vibrant towns and villages. Residents will have a high quality of life and there will be a wide range of housing and job opportunities to help create socially balanced and sustainable communities, which are less dependant on surrounding towns and cities.**

#### Aims

- 3.2 The purpose of the Core Strategy is to provide a spatial strategy for future development within Selby District over at least the next 15 years.
- 3.3 The Council wishes to ensure that future development is 'sustainable' - that is to enable all people to enjoy a better quality of life, without compromising the quality of life for future generations; as well as ensuring that the potential impacts of climate change are managed in line with the Government's overarching aims.
- 3.4 In order to deliver the Council's vision for the area in a sustainable manner the Core Strategy will pursue the following strategic aims and objectives to guide the location, type and design of new development and to manage changes to our environment:
- **To establish a spatial context for meeting the housing, economic, recreational, infrastructure and social needs of Selby District, and fostering the development of inclusive communities.**
  - **To ensure that new development is sustainable and that it contributes to mitigating and adapting to the future impacts of climate change.**
  - **To ensure that new development and other actions protects and enhances the built and natural environment, reinforces**

**the distinct identity of towns and villages, and supports community health and wellbeing, including new communities.**

**Objectives**

3.5 The Vision and Aims described above will be translated into action through the following objectives, (which are not listed in priority order). The objectives are reflected in the Spatial Strategy and Core Policies in the remainder of the document, and will influence subsequent DPDs.

1. Enhancing the role of the three market towns as accessible service centres within the District and particularly Selby, as a Principal Town.
2. Supporting rural regeneration in ways which are compatible with environmental objectives, and which deliver increased prosperity for the whole community.
3. Concentrating new development in the most sustainable locations, where reasonable public transport exists, and taking full account of local needs and environmental, social and economic constraints.
4. Safeguarding the open character of the Green Belt and preventing coalescence of settlements.
5. Providing an appropriate and sustainable mix of market, affordable and special needs housing to meet the needs of District residents, particularly young people and older people.
6. Locating new development in areas of lowest flood risk, where development is proved to be important to the sustainability aims of the plan, and where flood risk can be reduced to acceptable levels by using mitigation measures.
7. Promoting the efficient use of land including the re-use of existing buildings and previously developed land for appropriate uses in sustainable locations giving preference to land of lesser environmental value.
8. Minimising the need to travel and providing opportunities for trips to be made by public transport, cycling and walking.
9. Developing the economy of the District by capitalising on local strengths, nurturing existing business, supporting entrepreneurs and innovation, and promoting diversification into new growth sectors.
10. Protecting and enhancing the existing range of community facilities and infrastructure and ensuring additional provision is made to meet changing requirements and to support new development.
11. Protecting and enhancing the character of the historic environment, including buildings, open spaces and archaeology,

and acknowledging the contribution of the District's heritage to economic prosperity, local distinctiveness and community well-being.

12. Promoting high quality design of new development which recognises and enhances the character and distinctiveness of the locality and which is well integrated with its surroundings both visually and physically, and which achieves places that meet the needs of the members of the community including for health and well-being and facilitating social interaction.
13. Improving the range and quality of cultural and leisure opportunities across the District and improving tourism facilities.
14. Protecting, enhancing and extending green infrastructure, including natural habitats, urban greenspace, sports fields and recreation areas.
15. Making best use of natural resources by promoting energy efficiency, sustainable construction techniques and low-carbon and/or renewable energy operations, and protecting natural resources including safeguarding known locations of minerals resources
16. Protecting against pollution, improving the quality of air, land and water resources, and avoiding over-exploitation of water resources, and preventing noise/light/soil pollution and protecting development from noise/light/soil pollution.
17. Protecting the best and most versatile agricultural land and enhancing the wider countryside for its important landscape, amenity, biodiversity, flood management, recreation and natural resource value.

### **Presumption in Favour of Sustainable Development**

3.6 The National Planning Policy Framework (March 2012) states that Local Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (paragraphs 14 and 15 of the NPPF).

3.7 The presumption in favour of sustainable development is a thread that runs through the Core Strategy which is a place based and people focused approach to develop communities in a sustainable way; it balances meeting development needs of the District against adverse impacts. Section 2 of the Core Strategy highlights the key issues for the District as meeting development needs, moderating unsustainable travel patterns, concentrating growth in the Selby area, providing affordable housing, and developing the economy. The Vision, Aims and Objectives and the policies in the Core Strategy seek to establish the presumption in favour of sustainable development and provide the

framework for local implementation of that presumption.

3.8 In addition to the suite of policies the following over-arching policy is included in the Core Strategy.

3.9 The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

**SP1 Presumption in Favour of Sustainable Development**

**When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**

**Planning applications that accord with the policies in the Local Plan<sup>15</sup> (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.**

**Where there are no policies relevant to the application or relevant policies are out of date (as defined by the NPPF) at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:**

- o Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- o Specific policies in that Framework indicate that development should be restricted.**

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<sup>15</sup> *The 'Local Plan' comprises the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. It includes the Core Strategy and other planning policies which under the regulations would be considered to be development plan documents. The term includes old policies which have been saved under the 2004 Act*

*[Explanatory Note - This therefore includes the SDLP which was prepared under the Town and Country Planning Act 1990 and policies saved under the 2004 Act on adoption in 2005 and then 'extended' on 8 February 2008 by Direction of the Secretary of State under the 2004 Act until such time as superseded].*

## Spatial Development Strategy

### **Selby**

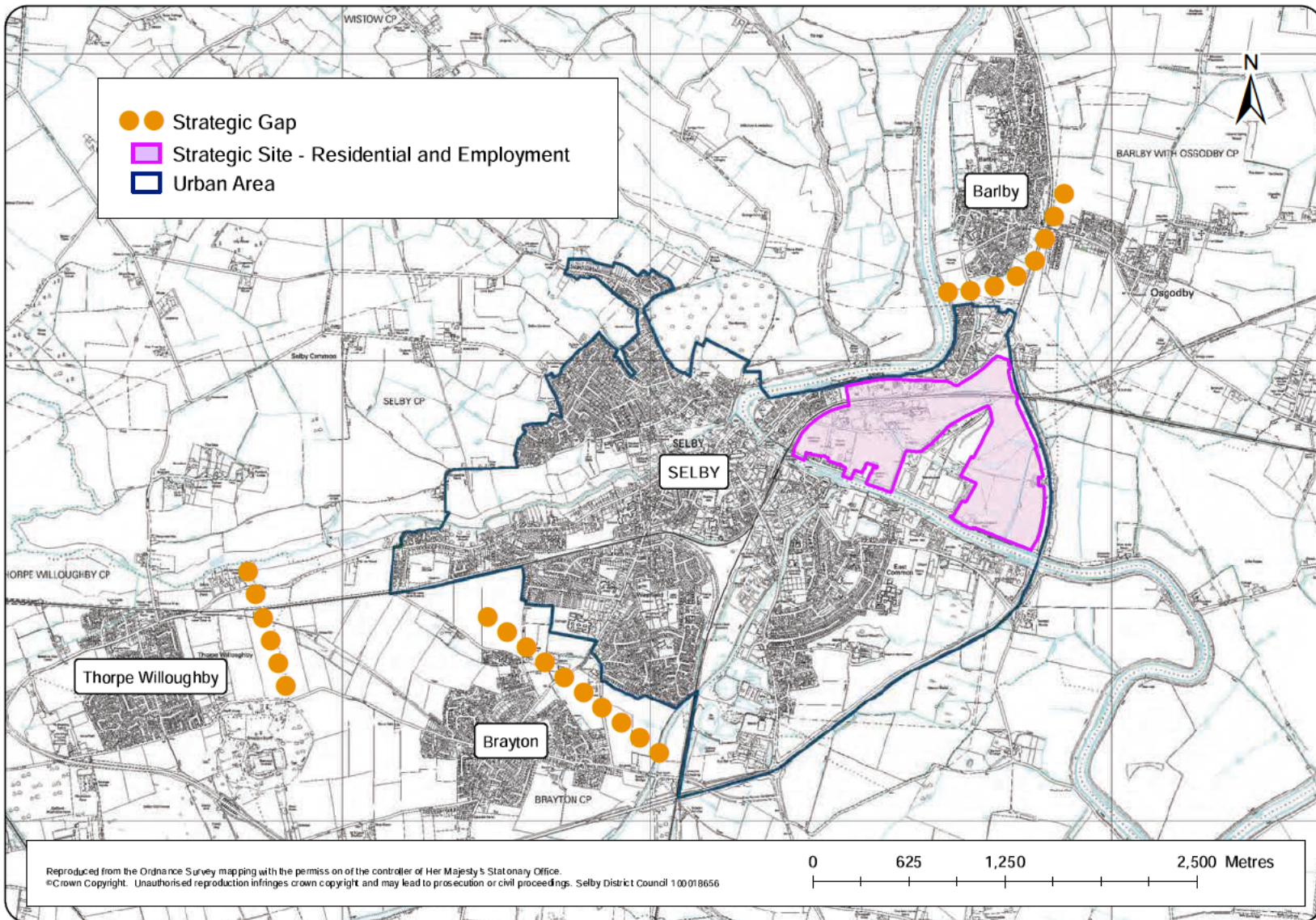
- 4.17 Selby is the most sustainable settlement within the District and forms the main focus for future growth within the Strategy. The town benefits from a by-pass which opened in 2004, and a number of major residential and employment schemes are currently underway. Regeneration projects undertaken as part of a Renaissance Programme have benefited the continued regeneration and enhancement of the town centre and riverside areas, and there are a number of further opportunities for regeneration of long standing industrial areas within the town. Selby has a key role to play as the economic, cultural and social hub for a large rural hinterland and is well placed to benefit from growth associated with the Leeds City Region and York.
- 4.18 In order to accommodate the scale of housing growth required it is envisaged that additional housing will be provided through a combination of infilling, redevelopment of existing employment sites and through a sustainable urban extension to the east of the town, which is identified as strategic housing sites on the Core Strategy Key Diagram (see Figure 6 above). In order to match employment growth with housing growth in Selby and to help contain the level of outward commuting, provision is also made for a strategic employment site, as part of the urban extension to the east of the town<sup>21</sup>.
- 4.19 In view of the close proximity of Selby to the adjoining villages of Barlby/Osgodby, Brayton and Thorpe Willoughby and the interdependent roles of these settlements, it is anticipated that these villages will fulfil a complimentary role to that of Selby. These villages are relatively more sustainable than other Designated Service Villages because of their size, the range of facilities available and because of their proximity to the wider range of services and employment opportunities available in Selby. The priority however will be to open up development opportunities for the continued regeneration and expansion of Selby town, while maintaining the separate identity of the adjoining villages, for example through the maintenance of 'strategic countryside gaps' between Selby and Brayton, Barlby Bridge and Barlby, and Barlby and Osgodby.

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<sup>21</sup> For further information see Background Paper No. 7 Strategic Development Sites



Map 5 Selby Contiguous Urban Area



***Local Service Centres***

- 4.20 Development in Local Service Centres will be limited to that which maintains or enhances the level of services, facilities and jobs provided, or meets local housing need to create more balanced communities. Tadcaster and Sherburn in Elmet are designated as Local Service Centres.
- 4.21 Recent development in the two Local Service Centres has followed contrasting paths in recent years. In spite of the population within the District as whole increasing by 6.6% between 2002 and 2009, the population of Tadcaster decreased by 1.1% to 7,228 people<sup>22</sup>. This trend also contrasts with that in Sherburn in Elmet where the population increased by 2.7% during this time period. This is attributable to the differing housing and employment opportunities in the two towns over this period.
- 4.22 Sherburn in Elmet is located close to the A1 (M) and has access to two railway stations. It has expanded significantly since the 1980s, and provides a range of employment opportunities, including manufacturing and logistics.
- 4.23 The level of services and facilities available however, has not kept pace with growth. In these circumstances the Core Strategy aims to facilitate some growth in general market housing with a strong emphasis on provision of accompanying affordable housing, but priority will be given to improving existing services and expanding the range of local employment opportunities, in order to help counter the strong commuting movement to Leeds. Service and infrastructure improvements in Sherburn in Elmet will also help sustain the wellbeing of surrounding settlements particularly South Milford.
- 4.24 Tadcaster is famous for brewing and is situated on the River Wharfe off the A64 between York and Leeds. In recent years housing and economic growth have not kept pace with other parts of the District and Tadcaster functions as a dormitory town for surrounding employment centres outside the District. This is undermining its service centre role, particularly in view of the very limited opportunities for new housing in surrounding villages.
- 4.25 Tadcaster on the other hand, although traditionally a self-standing town with a strong centre has catered for only limited growth. Many people are concerned about the decline of the town centre and feel that the provision of additional housing opportunities and complementary employment growth would help revitalise the town. The Retail Commercial and Leisure Study highlighted that there is a high level of vacancies in the town centre, narrow range of retail choice and general concerns about the long term vitality and viability of the centre without further investment and growth. The Strategy aims to provide stimulus by encouraging further market and affordable housing, improvements to the town centre services and employment opportunities. As with

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<sup>22</sup> Office of National Statistics (ONS) Mid-Year Ward based population estimates

Sherburn in Elmet a balance needs to be struck between stimulating growth to meet local needs and ensuring that new housing does not cater for commuters to an excessive extent.

- 4.26 The proposed distribution of housing development has regard to these circumstances in aiming to achieve balanced, sustainable communities.

### ***Designated Service Villages***

- 4.27 The overriding strategy of concentrating growth in Selby and to a lesser extent in the Local Service Centres means that there is less scope for continued growth in villages on the scale previously experienced. However, there is insufficient capacity to absorb all future growth in the three towns without compromising environmental and sustainability objectives. Limited further growth in those villages which have a good range of local services (as identified above) is considered appropriate since:

- In seeking to promote sustainable development in rural areas, the NPPF states that housing should be located where it will enhance or maintain the vitality of rural communities
- 67% of the population live outside the three main towns<sup>23</sup>
- 59% of affordable housing need originates outside the three main towns, and this would enable some affordable housing to be provided more locally
- There is a degree of public support for some development in villages
- Sherburn in Elmet and Tadcaster have relatively limited catchments, which do not serve the local needs of all the rural areas. In these remaining areas, the need to support larger villages which supply local services is important
- The villages of Barlby, Brayton and Thorpe Willoughby are particularly sustainably located with excellent access to the employment and services within Selby itself. Growth in these villages will complement the focus on Selby in the spatial development strategy.

- 4.28 In addition to conversions, replacement dwellings and redevelopment of previously developed land, appropriate scale development on greenfield land may therefore be acceptable in Designated Service Villages, including the conversion/ redevelopment of farmsteads, subject to the requirements of Policy SP4. Housing allocations of an appropriate scale will be identified through the Site Allocations local plan.

### ***Secondary Villages***

- 4.29 Other villages, which are referred to as 'Secondary Villages' are generally much smaller and less sustainable or else have no

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<sup>23</sup> NYCC 2008 Parish Population Estimates



opportunities for continued growth owing to a combination of flood risk and environmental constraints. Consequently further planned growth would not be appropriate in these settlements, although some housing development inside Development Limits such as conversions, replacement dwellings, and redevelopment of previously developed land, may take place where it will enhance or maintain the vitality of rural communities. Other than filling small gaps in built up frontages and the conversion/redevelopment of farmsteads (which are currently classed as greenfield), development on greenfield land will not be acceptable (see Policy SP4).

- 4.30 Development aimed at meeting a specific local need, such as 100% affordable housing will be considered favourably, consistent with other planning considerations, including affordable housing schemes adjoining village development limits as an exception to normal policy.

***Countryside***

- 4.31 Development in the countryside (outside defined Development Limits), including scattered hamlets, will generally be resisted unless it involves the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes and well-designed new buildings. Proposals of an appropriate scale which would diversify the local economy (consistent with the NPPF), or meet affordable housing need (adjoining the defined Development Limits of a village and which meets the provisions of Policy SP9), or other special circumstances, may also be acceptable. The Council will resist new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or the exceptional quality or innovative nature of the design of the dwelling (tested against the NPPF paragraph 55 and other future local policy or design code).

*References to Development Limits in this document refer to the Development Limits as defined on the Policies Map. Development Limits will be reviewed through further Local Plan documents.*

***Other Locational Principles***

- 4.32 In addition to the specific geographical priorities and strategy above, the following factors will also influence the allocation of sites in the Local Plan and consideration of development proposals:
- a) Previously Developed Land (PDL)*
- 4.33 High priority is given to the importance of utilising previously developed land (PDL) wherever this can be done without compromising other overriding sustainability considerations and housing delivery.

- 4.34 Within individual settlements a sequential approach will be adopted to allocating suitable sites for development in the following order of priority:
- Previously developed land and buildings within the settlement.
  - Suitable greenfield land within the settlement.
  - Extensions to settlements on previously developed land.
  - Extensions to settlements on greenfield land.
- 4.35 Overall a practical indicator of 40% of new dwellings on previously developed land including conversions is proposed between 2004 and 2017. There is insufficient information at present to predict the long-term supply of PDL within the District to provide a meaningful indicator beyond 2017. However, the Council will continue to pursue policies which give priority to the use of PDL, subject to consistency with other elements of the Strategy, with the aim of achieving the highest possible percentage. Further details of the PDL indicator and accompanying trajectory up to 2017 are provided in Appendix B.
- b) Flood Risk*
- 4.36 Government guidance<sup>24</sup> also requires a sequential flood risk test to be applied when identifying land for development. This is to ensure that alternative suitable sites with a lower probability of flooding are used in preference. Potential flood risk<sup>25</sup> is a critical issue across the District and consideration of the flood risks associated with this development strategy has been undertaken through the Council's Strategic Flood Risk Assessment.<sup>26</sup> This has also influenced the selection of villages and the strategic development site around Selby where further growth may be appropriate<sup>27</sup>.
- c) Accessibility*
- 4.37 National guidance stresses the importance of new development being accessible by modes of transport other than the private car and where the need to travel is minimised. Selby, Sherburn in Elmet and a number of Designated Service Villages are served by rail services although buses are generally the predominant form of public transport in the District. Guidance also seeks to make the best use of the existing transport infrastructure and capacity and to maximise the use of rail and water for uses generating large freight movements.
- d) Environment and Natural Resources*
- 4.38 Protection and enhancement of biodiversity and natural resources is a basic principle of national planning guidance, which can also influence the location of development.

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<sup>24</sup> Technical Guidance to the National Planning Policy Framework, 2012

<sup>25</sup> See Figure 6 Key Diagram for indication of high flood risk areas, Zone 3

<sup>26</sup> Selby District Level 1 and Level 2 Flood Risk Assessments

<sup>27</sup> For further information see Background Paper No. 7 Strategic Development Sites

*e) Green Belt*

- 4.39 The District is covered by parts of both the West Yorkshire and York Green Belts<sup>28</sup>. One of the functions of the Green Belt is to prevent the coalescence of settlements, for example by preserving the open countryside gap between Sherburn in Elmet and South Milford. The NPPF stresses the importance of protecting the open character of Green Belt, and that 'inappropriate' forms of development will be resisted unless very special circumstances can be demonstrated. The Green Belt Policy (SP3) is set out from Para 4.42 onward.

*f) Character of Individual Settlements*

- 4.40 It is also important to maintain the character of individual settlements outside the Green Belt by safeguarding 'strategic countryside gaps' between settlements, particularly where they are at risk of coalescence or subject to strong development pressures as is the case with Selby and the surrounding villages.
- 4.41 Policy SP5 sets out the broad policy framework for delivering the spatial development strategy for Selby District. It recognises particularly the rural character of the District and the emphasis on Selby for new development. Its locational principles have influenced the preparation of this development strategy and the policy is applicable to all development proposals.

**Policy SP2 Spatial Development Strategy**

- A. The location of future development within Selby District will be based on the following principles:**
- a) The majority of new development will be directed to the towns and more sustainable villages depending on their future role as employment, retail and service centres, the level of local housing need, and particular environmental, flood risk and infrastructure constraints**
    - Selby as the Principal Town will be the focus for new housing, employment, retail, commercial, and leisure facilities.
    - Sherburn in Elmet<sup>2</sup> and Tadcaster<sup>2</sup> are designated as Local Service Centres where further housing, employment, retail, commercial and leisure growth will take place appropriate to the size and role of each settlement.
    - The following Designated Service Villages have some scope for additional residential and small-scale

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<sup>28</sup> See Figure 6 Key Diagram for indication of extent of Green Belt

employment growth to support rural sustainability and in the case of Barlby/Osgodby, Brayton and Thorpe Willoughby to complement growth in Selby.

Appleton Roebuck	Hambleton
Barlby/Osgodby <sup>1</sup>	Hemingbrough
Brayton	Kellington
Byram/Brotherton <sup>1, 2</sup>	Monk Fryston/Hillam <sup>1, 2</sup>
Carlton	North Duffield
Cawood	Riccall
Church Fenton	South Milford <sup>2</sup>
Eggborough/Whitley <sup>1, 2</sup>	Thorpe Willoughby
Escrick <sup>2</sup>	Ulleskelf

Notes:

1 Villages with close links and shared facilities

2 These settlements are to varying degrees constrained by Green Belt. It will be for any Green Belt review, undertaken in accordance with Policy CPXX (SP3), to determine whether land may be removed from the Green Belt for development purposes.

**Proposals for development on non-allocated sites must meet the requirements of Policy SP4.**

- (b) Limited amounts of residential development may be absorbed inside Development Limits<sup>29</sup> of Secondary Villages where it will enhance or maintain the vitality of rural communities and which conform to the provisions of Policy SP4 and Policy SP10.
- (c) Development in the countryside (outside Development Limits) will be limited to the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes, and well-designed new buildings of an appropriate scale, which would contribute towards and improve the local economy and where it will enhance or maintain the vitality of rural communities, in accordance with Policy SP13; or meet rural affordable housing need (which meets the provisions of Policy SP10), or other special circumstances.
- (d) In Green Belt, including villages washed over by Green Belt, development must conform to Policy SP3 and national Green Belt policies.

<sup>29</sup> References to Development Limits in this document refer to the Development Limits as defined on the Policies Map. Development Limits will be reviewed through further Local Plan documents.



**B. Land will be allocated for development in Selby, Sherburn in Elmet, Tadcaster and Designated Service Villages through a Site Allocations Local Plan with preference to land of least environmental or amenity value based on the following 'sequential approach':**

- 1. Previously developed land and buildings within the settlement;**
- 2. Suitable greenfield land within the settlement;**
- 3. Extensions to settlements on previously developed land;**
- 4. Extensions to settlements on greenfield land.**

**Where appropriate, a sequential approach to the assessment of sites will form part of a NPPF Sequential Test in order to direct development to areas with the lowest flood risk, taking account of the most up to date flood risk data available from the Environment Agency, the vulnerability of the type of development proposed and its contribution to achieving vital and sustainable communities.**

***Relevant Strategic Objectives***

1, 2, 3, 8, 10, 12, 13, 14 and 17

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<sup>59</sup> Green Infrastructure Guidance, Natural England, 2009

Map 7 Green Infrastructure



**Green Infrastructure Corridors**

**Corridor Hierarchy**

- District
- Regional
- Subregional

Source Natural England, Yorkshire and the Humber Green Infrastructure Mapping Project (April 2010)<sup>60</sup>

- 5.137 Objective 10 of the Core Strategy recognises the need to ensure that the potential gain in a planning approval is sought in order to mitigate the impact of a proposal on the community and keep pace with modern requirements, together with the importance of retaining existing community facilities.
- 5.138 The Council is committed to ensuring that appropriate infrastructure is provided to meet the needs of new development. Infrastructure provision and the way this will be implemented through requirements on the developer or, where appropriate, partnership arrangements between the Council, the appropriate providing body and the developer, shall be established locally in the Site Allocations Local Plan and/or, Infrastructure Delivery Plan, and/or through obligations placed on planning permissions (including through any charging schedule that is developed (such as a Community Infrastructure Levy)). Until such mechanisms are in place the Council will base negotiations on its existing Developer Contributions Supplementary Planning Document (SPD)<sup>61</sup>.
- 5.139 The Sustainability Appraisal Scoping Report noted that certain areas of the District had a shortfall of recreational open space. The availability of potential contributions for recreational open space for an incremental improvement should also provide a catalyst for improving deficiencies.
- 5.140 In accordance with the Council's Sustainable Community Strategy aim to create 'A future where the people of Selby District live in strong, inclusive, healthy and safe communities which have an improved environment and a thriving economy', the needs of the community will be provided for with our partners and other services providers and engaged local people; taking account of areas with the greatest need and positively influencing social exclusion.

### **Future Requirements**

- 5.141 The infrastructure requirements of new development, including strategic housing and employment sites in Selby will be addressed through a separate Infrastructure Delivery Plan (IDP). Infrastructure improvements will encompass a range of site-specific and local topics, but will also include cross-boundary issues such as highway improvements, particularly on the strategic road network. The types of infrastructure required are set out in the IDP, and include:
- Affordable housing
  - Community facilities
  - Healthcare
  - Education
  - Recreation Open Space

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<sup>61</sup> Developer Contributions Supplementary Planning Guidance, Selby District Council, March 2007  
[http://www.selby.gov.uk/service\\_main.asp?menuid=99&pageid=14&id=1560](http://www.selby.gov.uk/service_main.asp?menuid=99&pageid=14&id=1560)



- Highways works, including cycleways
- Public art
- Public transport
- Green Infrastructure
- Communication technology
- Utilities

**Policy SP12 Access to Services, Community Facilities and Infrastructure**

**Where infrastructure and community facilities are to be implemented in connection with new development, it should be in place or provided in phase with development and scheme viability.**

**Infrastructure and community facilities should be provided on site, but where this is technically unachievable or not appropriate for other justified reasons, off-site provision or a financial contribution towards infrastructure and community facilities will be sought.**

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

**These provisions will be secured through conditions attached to the grant of planning permission or through planning obligations, including those set out in an up to date charging mechanism.**

## 6. Promoting Economic Prosperity

### Introduction

- 6.1 The continued growth of a modern, diversified and sustainable economy is a key objective of the Core Strategy. Without such growth the future vision for the District in terms of creating prosperous and sustainable communities will not be fully achieved. An improved range of local employment opportunities, services and facilities will help reduce the number of work related, shopping and leisure trips outside the District.
- 6.2 This chapter sets out the Strategy's general approach to planning for a stronger economy, which inevitably is focussed on Selby, Sherburn in Elmet and Tadcaster. It also outlines the policy for continued economic diversification within the extensive rural areas of the District as well as focusing on the economy of town and village centres which are essential elements of the economic and service infrastructure of the District.

## The Scale and Distribution of Economic Growth

### Introduction

- 6.3 Selby District plays an important role in the local and regional labour market, traditionally accommodating employment in the manufacturing, brewing and agricultural sectors. However evidence indicates that the District, as a result of a high level of out-commuting to Leeds and York, has become a dormitory location for these cities, supplying them with skilled labour, at the expense of the local economy and sustainable development objectives.

### Context

- 6.4 The Government is committed to achieving sustainable economic growth, building prosperous communities and promoting the vitality and viability of town and other centres. The former Planning Policy Statement 4 (Planning for Sustainable Economic Growth) provided the basis for developing the local spatial strategy for Selby District<sup>62</sup> and the policies in the Core Strategy are consistent with the National Planning Policy Framework (NPPF)

### ***Relevant Strategic Objectives***

1, 2, 3, 4, 6, 7, 8, 9, 10, 13 and 15

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<sup>62</sup> Additional evidence is provided in the Economic Prosperity Background Paper BP12

## Local Issues

- 6.5 Reducing out-commuting through restructuring of the local economy towards a modern service and knowledge based economy is a key challenge. Developing and revitalising the economy of the District has emerged as a major priority if a more self-contained, sustainable way of life for District residents is to be created.
- 6.6 These objectives are supported by themes identified in the Selby Sustainable Community Strategy (Developing the three market towns) and the North Yorkshire County Council Community Strategy (Secure a thriving economy).
- 6.7 Research commissioned by the Council as part of an employment land study<sup>63</sup> concluded that Selby is well placed to benefit from overspill of highly skilled, knowledge and technology based forms of employment from other parts of the Leeds City Region, and York.
- 6.8 The employment land study took a supply led approach to economic growth, based on an assessment of the future role of key sectors and the functions of different market areas, namely:
- Tadcaster/A64 corridor
  - Sherburn in Elmet / A1M/ A63 corridors
  - Selby town and hinterland
  - Eggborough/J34 of M62
  - A19 corridor north of Selby
- 6.9 The study has been updated in 2010<sup>64</sup> to take account of changes in local circumstances and the economic climate, as well as additional research into market sector growth and job forecasts.

The key findings show that :

- There is evidence of a recent upturn in the local economy. While the most recent forecasts suggest an increase of 1,610 jobs over the period up to 2026<sup>65</sup>, recent announcements indicate over 900 new jobs may be created in 2011 alone.
- Financial, business and insurance services are expected to experience the highest growth and remain a dominant sector within the local economy. Other growth sectors are Construction and Distribution, Hotels and Catering, which are set to continue to grow.
- Declining sectors within the District are forecast to be within Agriculture, Forestry and Fishing and Manufacturing and public

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<sup>63</sup> Employment Land Study, July 2007 for Selby District Council by GVA Grimley  
[http://www.selby.gov.uk/service\\_main.asp?menuid=&pageid=&id=1582](http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1582)

<sup>64</sup> Selby District Employment Land Refresh 2010, December 2010

<sup>65</sup> Figures taken from the Regional Econometric Model (REM). The REM is updated quarterly to reflect the changing nature of the economy.

sector employment is going to be less dominant within the local economy and there will be losses to employment within this sector.

- There is high dependency on manufacturing and the energy sector, and the expected decline in the manufacturing sector and rationalisation of traditional industries may create opportunities for redevelopment of older sites. The growth of more specialised, high technology businesses may help offset the decline.
- Existing premises and business stock within the District confirm that there is over representation of older industrial floorspace, and a need for additional employment space to meet the needs of the modern economy including diversification into growth areas. Existing B1 type premises are also older and there have been few purpose built offices within the District.
- Increases in business stock within Selby indicate a high level of entrepreneurship. This together with the high percentage of managerial and professional groups in the resident workforce suggests a need for small business start up space, to promote sustainable development and support rural communities.

6.10 In addition the 2009 Selby Retail, Commercial and Leisure Study<sup>66</sup> suggests that there is potential for additional retail growth and job creation over the plan period, (in addition to jobs forecast in other sectors above), as well as potential for start up (Class B1) business space in both Selby and Tadcaster Town Centres, and at sustainable locations outside the centres, including small-scale provision in rural areas.

6.11 In the light of these conclusions and in order to provide a better balance between housing and employment growth the Core Strategy adopts an aspirational approach to economic growth. This is intended to:

- Provide a flexible response to market demand and an increasing workforce
- Ensure employment opportunities are focussed on the three towns while encouraging an appropriate level of jobs in rural areas, and
- Cater for inward investment as well as indigenous employment growth, including the provision of small – medium sized premises, and larger premises for logistics and companies with specialist needs / higher value uses.

6.12 While considerable emphasis is placed on retaining existing employment sites and modernising and recycling existing premises, the Employment Land Study and the 2010 Update confirm that a significant number of employment sites, including some remaining (Selby District

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<sup>66</sup> Selby Retail, Commercial and Leisure Study (2009) for Selby District Council by Drivers Jonas  
[http://www.selby.gov.uk/service\\_main.asp?menuid=&pageid=&id=1826](http://www.selby.gov.uk/service_main.asp?menuid=&pageid=&id=1826)



Local Plan) allocated sites are constrained in the short to medium term<sup>67</sup>.

- 6.13 Rolling forward the employment land requirement (of 21ha by 2021) identified in the 2007 Employment Land Study up to 2027, produces the following desired distribution of additional employment land. This takes into account market factors, constraints on existing sites plus the fact that parts of the District, particularly Selby, remain vulnerable to major losses of traditional employment, through closure and redevelopment for housing of a number of established businesses.

**Figure 12 Indicative Employment Land Distribution**

Location	Hectares
Selby and Hinterland	22 – 27
Tadcaster	5 – 10
Sherburn in Elmet	5 – 10
Rural Areas (including Eggborough and A19 corridor)	5
Total	37 - 52

- 6.14 Other than the Strategic Development Site designated in Selby, the precise scale and location of smaller sites in Selby, Tadcaster, Sherburn in Elmet and rural areas will be informed by an up-to-date Employment Land Availability Assessment and determined through a Site Allocation Local Plan.

### Strategy

#### ***Selby and Hinterland***

- 6.15 As the principal town in the District Selby is considered an attractive location to live and work with a high quality of life. It benefits from good rail and road access (as well as the river's potential as an inland port and the canal). The A63 Bypass and existence of a number of large companies including logistics at Barby, make this an attractive location for inward investment.
- 6.16 The emphasis will be on focussing higher value Business, Professional and Financial Services/B1 office development in and around Selby town

<sup>67</sup> For further information see Economic Prosperity Background Paper BP12

centre and the urban periphery, with complimentary growth provided through urban renewal and intensification.

- 6.17 The higher education sector including the expansion of Science City York is an area of identified growth within the sub region. Selby's proximity to York and a connection with Science City York could benefit the District and generate employment and growth.
- 6.18 As it is envisaged that the bulk of additional employment land will be required in Selby, and in view of the limited availability of local sites a strategic employment site has been identified as part of a mixed housing /employment expansion to the east of the town in the area contained by the River Ouse and Selby Bypass<sup>68</sup>.
- 6.19 Approximately 23 ha of land is intended to be brought forward in the period up to 2027 to accommodate a combination of business (Class B1), general industrial (Class B2), warehousing (Class B8) and higher value commercial uses. There will also be scope for the existing freight distribution business to expand, and for continued growth after 2027. Additional information concerning the strategic employment site is provided in Chapter 5 and in a separate background paper<sup>69</sup>.

### ***Tadcaster***

- 6.20 Tadcaster is well connected to both York and Leeds City Region. Finance and insurance sector businesses are represented in the town, which is a key growth sector for the District and should be capitalised upon. However there have been very few employment developments within the Tadcaster labour market area and sustained employment growth through further development within this area of District should be encouraged.
- 6.21 Tadcaster is also seen as a suitable location for knowledge based employment activity, complementary to Selby.
- 6.22 The Retail Commercial and Leisure Study (2009) identified high levels of vacancy rates within the town centre. The needs of the finance and insurance sector require smaller to medium sized unit space. With the floorspace requirements of this growth sector combined with the high vacancy rates, it is anticipated that there will be a high level of 'churn' within the town centre. In addition, the supporting evidence base recognises that existing business stock is older and may not be fit for purpose and that there is a need for additional employment floorspace to meet the needs of a modern economy.

### ***Sherburn in Elmet***

- 6.23 Sherburn in Elmet has experienced relatively high levels of employment development in recent years. Its proximity to Leeds City Region and the

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<sup>68</sup> See Policy SP5 (The Scale and Distribution of Housing) and Policy SP7 (Strategic Development Site – Olympia Park).

<sup>69</sup> Background Paper No. 7, Strategic Development Sites

A1M has meant that it has experienced growth in manufacturing and distribution sectors. Employment growth within these sectors is set to continue throughout the plan period. The existing concentration of employment land catering for these sectors could be considered for intensification. There are also opportunities to modernise and upgrade existing employment floorspace through the renewal and refurbishment of older premises on large and regionally significant employment estates on the eastern side of the town.

- 6.24 More recently there are indications that the market will support the provision of additional employment land and premises, particularly following the creation of 800 jobs through the take up of empty warehouse space by a national retailer for a regional distribution centre.
- 6.25 Sherburn has recent history of employment growth in the manufacturing and distribution sectors. Whilst manufacturing is set to decline, there is evidence in the Local Economic Assessment that historically Selby District has not been as badly affected as elsewhere in the region or nationally. The distribution sector is set to continue to expand and recent market conditions indicate that Sherburn is well placed to benefit from this growth.
- 6.26 Existing Distribution Units at Sherburn have been built to the requirements of this sector, requiring large storage spaces and access for numerous HGVs. The nature of this sector is therefore 'land hungry' and any future allocations may need to take these needs into consideration.

### ***Rural Areas and Rural Diversification***

- 6.27 While most employment opportunities are concentrated in the three towns, the rural nature of Selby District also gives rise to a scattered distribution of settlements and associated employment opportunities.
- 6.28 While it is important that economic growth is concentrated on Selby and the Local Service Centres, it is also important that sustainable opportunities are provided in rural locations to maintain the viability of rural communities and to reduce the need to travel. This could include the redevelopment of existing businesses, the redevelopment or re-use of buildings in rural areas for suitable employment purposes, the development of appropriately designed new buildings, as well as farm diversification activities. Proposals for appropriate forms of recreation and tourism activity will also be encouraged.
- 6.29 Outside Selby and the Local Service Centres, a continuing need for sustainable local employment opportunities in rural areas has been identified. Rural areas are those areas outside of the three towns, which encompass both the open countryside and the rural settlements within it.
- 6.30 Eggborough is a relatively attractive employment location in view of its close proximity to Junction 34 of the M62 and a number of local and international businesses are already established there. Additional sites

- for employment growth may be identified through a Site Allocations Local Plan.
- 6.31 In the longer term the accommodation of specific research and development uses along the A19 corridor, north of Selby, may be appropriate if there is a proven need.
- 6.32 The energy sector will continue to be important to the economy of the District. Drax and Eggborough Power Stations are both major employers which contribute to national energy infrastructure as well as the local economy. They also have the potential for future development of renewable and low carbon energy, and Drax is pioneering co-firing technologies and energy generation from biomass. Both locations have the advantage of a direct connection to the National Grid. It is recognised that there is a need for further investment in energy infrastructure in line with national policy<sup>70</sup> as a prominent contributor to economic prosperity. Supporting the energy sector will assist in reinvigorating, expanding, and modernising the District's economy.
- 6.33 While electricity generation from wind turbines is potentially controversial in view of the open nature of the landscape and impact on existing communities, there are opportunities for a wide range of appropriately designed and sited renewable energy technologies. A recent BIS Market Intelligence report<sup>71</sup> highlighted that the shift to a low carbon economy will bring huge business opportunities. Local businesses are increasingly becoming associated with the low carbon sector including both renewable energy production as well as training and skills. Given the high employment dependency on manufacturing and energy sector jobs, Selby District potentially has an appropriately skilled workforce in these sectors. There is therefore an opportunity to promote further growth of the low carbon sector and build on the success of recent developments.
- 6.34 The Council also supports the reuse of the former Gascoigne Wood mine, provided this is directly linked to the use of the existing rail infrastructure that exists at the site. Furthermore, support exists for the re-use of former employment sites, commercial premises and institutional sites (outside Development Limits) for employment uses, provided they are compatible with the countryside location.
- 6.35 Former mine sites at Whitemoor and Riccall, which already have the benefit of planning consent, are acknowledged locations for meeting the needs of existing indigenous employment. The remaining two former mine sites at Stillingfleet and Wistow are remote and are not considered suitable for re-use for large scale or intensive economic activities. (Part of the former North Selby mine site also falls within the administrative boundary of the District although the majority of the site, including the remaining buildings, is within the City of York Council area).
- 6.36 It will be necessary for any re-use of these former mine sites to

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<sup>70</sup> Energy White Paper 2007, Low Carbon Transition Plan 2009 and emerging Energy Bill 2012

<sup>71</sup> Department for Business and Skills, 'Low Carbon and Environmental Goods and Services: an industry analysis Update for 2008/09' Innovas Solutions Ltd, March 2010

- consider and remediate any mining legacy issues that may be present to ensure that no public safety issues arise from their beneficial re-use.
- 6.37 The Council recognises that the limited extent of many homeworking situations allow them to be operated as permitted development. However, of those that require planning permission, support will be given to proposals that are supported by evidence that the scale and nature of the activity does not compromise wider sustainable development objectives. Further guidance will be provided through a future Development Management Local Plan.
- 6.38 Employment development outside the Designated Service Villages will be carefully assessed against development management, environmental and highways criteria, to ensure proposals are sustainable and considerable weight is attached to safeguarding the character of the area and minimising the impact on existing communities. Proposals within Green Belt will need to comply with national Green Belt policy and Policy SP3

**Policy SP13                      Scale and Distribution of Economic Growth**

**Support will be given to developing and revitalising the local economy in all areas by:**

**A.        Scale and Distribution**

- 1. Providing for an additional 37 – 52 ha of employment land across the District in the period up to 2027.**
- 2. Within this total, providing for 23 ha of employment land as part of the Olympia Park mixed strategic housing/employment site to the east of Selby to meet the needs of both incoming and existing employment uses.**
- 3. The precise scale and location of smaller sites in Selby, Tadcaster, Sherburn in Elmet and rural areas will be informed by an up-to-date Employment Land Availability Assessment and determined through a Site Allocation Local Plan.**
- 4. Giving priority to higher value business, professional and financial services and other growth sector jobs, particularly in Selby Town Centre and in high quality environments close to Selby by-pass.**
- 5. Encouraging re-use of premises and intensification of employment sites to accommodate finance and insurance sector businesses and high value knowledge based activities in Tadcaster.**

**B. Strategic Development Management**

- 1. Supporting the more efficient use of existing employment sites and premises within defined Development Limits through modernisation of existing premises, expansion, redevelopment, re-use, and intensification.**
- 2. Safeguarding Established Employment Areas and allocated employment sites unless it can be demonstrated that there is no reasonable prospect of a site being used for that purpose.**
- 3. Promoting opportunities relating to recreation and leisure uses.**

**C. Rural Economy**

**In rural areas, sustainable development (on both Greenfield and Previously Developed Sites) which brings sustainable economic growth through local employment opportunities or expansion of businesses and enterprise will be supported, including for example**

- 1. The re-use of existing buildings and infrastructure and the development of well-designed new buildings**
- 2. The redevelopment of existing and former employment sites and commercial premises**
- 3. The diversification of agriculture and other land based rural businesses.**
- 4. Rural tourism and leisure developments, small scale rural offices or other small scale rural development.**
- 5. The retention of local services and supporting development and expansion of local services and facilities in accordance with Policy SP14.**

**D. In all cases, development should be sustainable and be appropriate in scale and type to its location, not harm the character of the area, and seek a good standard of amenity.**



## **7. Improving the Quality of Life**

### **Introduction**

- 7.1 The planning system has an important role to play in controlling the quality of both the built and natural environment. Selby District contains a range of important environmental assets including listed buildings, conservation areas, wildlife habitats and a range of landscapes. It is equally important to promote the health and wellbeing of existing communities.
- 7.2 In order to deliver the Council's vision for the area in a sustainable manner the Core Strategy seeks to enable the District and its residents to both mitigate and adapt to the future impacts of climate change. This is particularly important in Selby District that has significant areas that are at risk of flooding. The Core Strategy policies aim to reduce greenhouse gas emissions and protect resources, whilst providing opportunities to exploit realistic alternatives to 'fossil fuels' by promoting renewable energy (which will also combat fuel poverty and improve our energy security in the longer term).
- 7.3 Not only do policies seek to protect and enhance the District's assets, but all new development will be expected to contribute to improving the quality of life of residents through high quality design that is appropriate in its context and exploits opportunities to enhance local character and the way areas function.

## **Tackling Climate Change and Promoting Sustainable Patterns of Development**

### **Introduction**

- 7.4 There is an overwhelming body of scientific evidence that indicates that climate change is a serious and urgent issue. And whilst there are some remaining uncertainties about eventual impacts, the evidence is now sufficient that central Government is giving clear and strong guidance to policy makers about the pressing need for action.
- 7.5 Emissions of greenhouse gases, particularly carbon dioxide, are the main cause of climate change. Energy use in buildings accounted for nearly half of emissions in 2005 and more than a quarter came from energy we use in heat and light and to run our homes.
- 7.6 Energy security is also an important challenge. Many of the measures to cut carbon emissions also contribute to creating a healthy diversity of energy supply and addressing fuel poverty through lower bills for householders. The national 'Fuel Poverty Strategy' targets the three main factors that influence fuel poverty – household energy efficiency, fuel prices and household income. Core Strategies can seek to influence one of these strands - improving energy efficiency.

- 7.7 The planning system can address the causes and potential impacts of climate change by promoting policies which reduce energy use, promote energy efficiency, reduce emissions (including CO<sub>2</sub>), and promote renewable and low carbon energy use. These objectives may also be achieved by influencing the location and design of development and promoting sustainable and inclusive patterns of urban and rural development.
- 7.8 Reduction of carbon dioxide emissions is one of the main elements of the climate change agenda, but preparing for the effects of climate change is just as important. Climate change is likely to have a range of impacts including higher summer temperatures and increased risk of flooding and droughts. The key message is that new developments should be low-carbon development and well adapted to the impacts of climate change.
- 7.9 The Core Strategy will set the vision for the District in the light of particular local circumstances and future Local Plan documents will address development management issues through more detailed criteria based policies and guidance.

### **Context**

- 7.10 The Climate Change Background Paper<sup>76</sup> provides the wider justification and evidence for the inclusion of a suite of climate change and renewable energy policies within the Core Strategy. Summaries of, and full references to the documents referred to below are contained in that Paper.

### *National Policies and Strategies*

- 7.11 The need for action to offset climate change is firmly embedded in national planning policy. In particular, the National Planning Policy Framework (NPPF) and the Planning and Energy Act 2008<sup>77</sup> all promote the provision of energy from renewable and/or low carbon sources. In determining planning applications, the NPPF sets out that local planning authorities should expect new development to comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. Wider issues of energy security, reducing fuel poverty, diversity of supply and energy efficiency, are raised in the Energy White Paper<sup>78</sup>.
- 7.12 More recently the UK Low Carbon Transition Plan (2009) and UK Renewable Energy Strategy (2009) seek to deliver emission cuts and

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<sup>76</sup> Climate Change and Sustainable Development Background Paper No.8

<sup>77</sup> And emerging Energy Bill 2012

<sup>78</sup> Energy White Paper, 2007 Meeting the Energy Challenge:

[http://www.decc.gov.uk/en/content/cms/legislation/white\\_papers/white\\_paper\\_07/white\\_paper\\_07.aspx](http://www.decc.gov.uk/en/content/cms/legislation/white_papers/white_paper_07/white_paper_07.aspx)

suggest that the planning system must play a central role in supporting the deployment of renewable energy. The Strategy also promotes clean coal technology including carbon capture and storage (CCS) especially in key areas, such as Yorkshire and Humber.

### *Carbon Dioxide Emissions*

- 7.13 Fossil fuels play a vital role in providing energy in the UK and globally. In the UK, DECC<sup>79</sup> wants to be able to maintain fossil fuels as part of a diverse and secure low-carbon energy mix. However, to avoid dangerous climate change, action is needed to substantially reduce the carbon dioxide emissions for these sources. Development and deployment of CCS has the potential to reduce the CO<sub>2</sub> emissions from power stations by around 90%, and make a significant contribution towards the UK and international climate change goals.

### *Design and Energy Efficiency*

- 7.14 Whilst building standards for insulation and energy efficiency are not directly within the remit of the planning system, the Council, when considering development proposals will take into account the need to utilise energy efficient designs for all aspects including layout (e.g. orientation and passive solar energy).

### *Biodiversity*

- 7.15 Climate change is one of the main drivers of biodiversity loss; however, biodiversity can also contribute to climate change mitigation and adaptation. The England Biodiversity Strategy seeks to ensure biodiversity considerations become embedded in all main sectors of public policy. Increasing the resilience of ecosystems will help the widest range of biodiversity to survive and adapt to climate change. Protection and creation of habitats (see also Policy SP18) will assist in achieving these aims.
- 7.16 Locally, the Yorkshire Wildlife Trust is identifying priority 'Living Landscapes', which seek to provide connectivity between important areas of wildlife which will improve the resilience of habitats and wildlife to climate change.

### *Water Resources*

- 7.17 Climate change may put pressure on water resources and could impact on water quality due to the reduced ability of surface and ground water sources to dilute pollution. Due to historic over-abstraction there are significant pressures on water resources throughout the District. Protection of this resource may influence the location of certain development within the District, particularly uses which have a need for

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<sup>79</sup> [http://www.decc.gov.uk/en/content/cms/what\\_we\\_do/uk\\_supply/energy\\_mix/ccs/ccs.aspx](http://www.decc.gov.uk/en/content/cms/what_we_do/uk_supply/energy_mix/ccs/ccs.aspx)

large quantities of water such as industrial processing or cooling.

### *Local Policies and Strategies*

- 7.18 The Local Strategic Partnership's Sustainable Community Strategy contains a key theme on Climate Change and the Environment which, amongst other things, seeks to protect the natural environment in respect of special character and wildlife habitats, and improve and protect the quality of air, land and water in the District for local benefit, and to help reduce the negative effect of climate change. It expects local strategies to focus on: reducing and mitigating against flood risk; promoting energy conservation and domestic sources of renewable fuels; encouraging local power stations in the responsible use of renewable fuels; and contributing to the regional targets<sup>80</sup> for renewable energy.
- 7.19 The Council is a signatory to the Nottingham Declaration on Climate Change, which commits the Council to contributing to the delivery of the national climate change programme, preparing a plan with the local community to address the causes and effects of climate change, reducing its own emissions, encouraging all sectors of the local community to reduce their own emissions, working with key providers to adapt to changes, and providing opportunities for renewable energy generation within the area. The Council's own Climate Change Strategy also includes a number of detailed action plan targets.

### **Relevant Strategic Objectives**

3, 6, 7, 8, 14, 15 and 16

### **Local Issues**

- 7.20 The primary issues facing Selby District are how to ensure that sustainable patterns of development are promoted, which will contribute to mitigation of the effects of climate change and adaptation to such changes. In addition to the key objectives already outlined in Section 3, the key local issues are:
- Energy generation
  - Protection of groundwater
  - Flood risk management
  - Minimising travel growth

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<sup>80</sup> NB. The regional targets were embodied in the Regional Strategy which has now been revoked.

### ***Energy Generation***

- 7.21 Drax and Eggborough power stations contribute significantly to the District green house gas emissions and as this power generation accounts for most of the District's emissions, we are unlikely to meet reduction targets. However, Government energy policy has highlighted security of supply issues arising from planned closures of a number of older coal-fired and nuclear power stations in the period to 2020, requiring greater reliance on continuing use of fossil fuelled generating plants and new investment in renewable and low carbon forms of energy generation. Implementation of this policy is demonstrated at Drax by the co-firing of biomass and the proposals to develop a biomass fuelled electricity generating plant. The policy recognises that energy is vital to economic prosperity and social well-being and so it is important to ensure the country has secure and affordable energy.
- 7.22 These existing fossil fuel power stations in the District play a vital role in providing energy as part of a diverse and secure energy mix (in addition to their economic role supporting local jobs and services). As such the Government's aim to reduce carbon emissions through the promotion of 'clean coal technologies', such as carbon capture and storage (CCS)<sup>81</sup> will be a key issue for Selby over the plan period and beyond. While it should be recognised that CCS is a developing technology and not currently applicable on a commercial scale, the Government has recently announced it is committed to four commercial-scale CCS projects and money is to be made available for the first commercial scale CCS demonstration project.
- 7.23 Nonetheless, clean coal technologies/CCS will be generally supported in line with national policy, where appropriate alongside other lower carbon schemes and environmental improvement schemes at the District's power stations.

### ***Groundwater***

- 7.24 The District contains significant groundwater supplies including both the Sherwood Sandstone aquifer and the Magnesian Limestone aquifer (which provides a vital water supply for the brewing industry in and around Tadcaster). There are also a number of wells for potable water abstraction in the southern part of the District which form part of a larger well-field for public supply. This water resource is already over-committed.
- 7.25 In some areas the protective drift material is missing and therefore the public water supply is very susceptible to contamination. Consideration must be given to the protection of water quality and prevention of pollution to the ground water supply.
- 7.26 Climate change will lead to drier summers and wetter winters, increased flood risk in winter and a longer growing season. This will put

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<sup>81</sup> See Climate Change and Sustainable Development Background Paper BP8 for more information about technologies and the background for Policies SP15, SP16 and SP17

increased pressure on related infrastructure and water resources. There is therefore a need to protect existing resources and encourage water conservation measures and encourage water efficiency to help the District adapt to climate change and ensure sufficient water resources to meet its needs.

### **Flood Risk Management**

- 7.27 Risk of flooding is a major issue for Selby District<sup>82</sup>. The Council's Level 1 Strategic Flood Risk Assessment (L1SFRA) shows that significant flood risks exist across relatively large areas of the District, which primarily affects Selby, and a number of villages.
- 7.28 As a significant number of potential development sites in Selby and other sustainable locations fall within higher flood risk areas, a 'Sequential Test' and a Level 2 Strategic Flood Risk Assessment have also been undertaken<sup>83</sup>. The Sequential Test reveals that Sherburn in Elmet, Tadcaster and a number of the larger villages are relatively unconstrained in flood risk terms and can accommodate additional growth on low flood risk land. Selby is however relatively constrained and the Level 2 SFRA demonstrates how the impacts of potential flooding on the Olympia Park Strategic Development Site can be satisfactorily minimised and mitigated<sup>84</sup> without increasing flood risk elsewhere.
- 7.29 The District's susceptibility to flooding also provides opportunities unique to the area. For example, flood waters can be accommodated without harm to the built environment by creating natural flood water sinks such as wet woodlands, reedbeds and low lying pastures in flood risk areas. This both helps to prevent flooding and creates a wider range of natural habitats. The incorporation of Sustainable Drainage Systems (SuDS) promotes groundwater discharge; a particular local issue in this over-abstracted area as well as reducing run-off thus the risk of flooding. And where SuDS are designed to increase the value for wildlife, this enhances biodiversity resilience to climate change.

### **Minimising Travel Growth**

- 7.30 One of the overriding objectives of the Core Strategy is to minimise the need to travel particularly in view of current high levels of out-commuting. The economic prosperity and housing land supply policies tackle this issue by directing new development to the most sustainable locations and by supporting Selby, Sherburn in Elmet and Tadcaster as hubs for rural economies, community and social infrastructure.
- 7.31 A complementary mechanism for reducing the need to travel is to encourage developers to provide a range of sustainable travel options through Travel Plans and Transport Assessments (in conformity with

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<sup>82</sup> See Figure 6 Key Diagram for indication of extent of areas of high flood risk, Zone 3

<sup>83</sup> Selby Strategic Flood Risk Assessment (SFRA)

<sup>84</sup> For further information see Background Paper No. 7 Strategic Development Sites



prevailing guidance). Active traffic management and integrated demand management interventions are preferred to capacity improvements. The Council has actively contributed to the Third North Yorkshire Transport Plan (LTP3).

- 7.32 Despite the Core Strategy approach to reduce the need to travel, it is inevitable that some travel will always occur. Wherever possible, modern technology should be incorporated in to developments to reduce the impacts of development. Most recently the availability of electric cars means that charging points will become more widespread, and provision of these or other new technologies is encouraged.
- 7.33 The generally level terrain of the District lends itself to cycle use and the District is crossed by two National Cycle Routes (Route 65 – part of the Trans-Pennine Trail through Selby between Hull and Middleborough and; Route 66 through Tadcaster between Hull and Manchester via York). The focus of development on the main towns and Designated Service Villages, especially near to Selby itself, provide considerable scope for promoting cycling journeys for both work and pleasure through the construction of dedicated cycle lanes and provision of cycle facilities as part of new developments.
- 7.34 The Core Strategy can contribute to the objectives of tackling climate change and promoting sustainable development in a number of ways and these are cross cutting though all the Core Strategy policies. The following over-arching policy is intended to ensure development is sustainably located and that the design and layout of development reflects sustainable development principles, in a way which will minimise and mitigate the potential impacts of climate change.
- 7.35 The consideration of climate change issues will form an integral part of the site selection criteria when the Council promotes development options as part of the Site Allocations Local Plan (and more detailed requirements for assessing planning application through polices in the Development Management Local Plan).

## **Policy SP15 Sustainable Development and Climate Change**

### **A. Promoting Sustainable Development**

**In preparing its Site Allocations and Development Management Local Plans, to achieve sustainable development, the Council will:**

- a) Direct development to sustainable locations in accordance with Policy SP2;**
- b) Give preference to the re-use, best-use and adaption of existing buildings and the use of previously developed land where this is sustainably located and provided that it is not of high environmental value;**
- c) Achieve the most efficient use of land without**

**compromising the quality of the local environment;**

- d) Ensure that development in areas of flood risk is avoided wherever possible through the application of the sequential test and exception test; and ensure that where development must be located within areas of flood risk that it can be made safe without increasing flood risk elsewhere;**
- e) Support sustainable flood management measures such as water storage areas and schemes promoted through local surface water management plans to provide protection from flooding; and biodiversity and amenity improvements.**
- f) Ensure development proposals respond to land characteristics to minimise risks of erosion, subsidence and instability, and to exploit opportunities for reclamation and reinstatement of contaminated land.**

#### **B. Design and Layout of Development**

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

- a) Improve energy efficiency and minimise energy consumption through the orientation, layout and design of buildings and incorporation of facilities to support recycling;**
- b) Incorporate sustainable design and construction techniques, including for example, solar water heating storage, green roofs and re-use and recycling of secondary aggregates and other building materials, and use of locally sourced materials;**
- c) Incorporate water-efficient design and sustainable drainage systems which promote groundwater recharge;**
- d) Protect, enhance and create habitats to both improve biodiversity resilience to climate change and utilise biodiversity to contribute to climate change mitigation and adaptation;**
- e) Include tree planting, and new woodlands and hedgerows in landscaping schemes to create habitats, reduce the 'urban heat island effect' and to offset carbon loss;**
- f) Minimise traffic growth by providing a range of sustainable travel options (including walking, cycling and public transport) through Travel Plans and Transport Assessments and facilitate advances in travel technology such as Electric Vehicle charging points;**

- g) Make provision for cycle lanes and cycling facilities, safe pedestrian routes and improved public transport facilities; and**
- h) Incorporate decentralised, renewable and low-carbon forms of energy generation (in line with Policy SP16 and Policy SP17).**

## Improving Resource Efficiency and Renewable Energy

### National Context

- 7.36 National Planning Guidance in the NPPF establishes the requirement to; reduce energy use; promote water efficiency; reduce emissions, promote renewable energy use and increase development of renewable energy.
- 7.37 Most recently, The 2009 UK Renewable Energy Strategy and The UK Low Carbon Transition Plan 2009 explicitly require the planning system to support carbon reduction, and secure energy generation from renewable sources. This includes energy generated from dedicated biomass fuelled power stations, co-firing with coal and clean coal technologies.
- 7.38 From 2016 all new homes are intended to be zero carbon and new non-domestic buildings should be zero carbon from 2019. More demanding mandatory requirements for new homes to meet the 'Code for Sustainable Homes' standards are also being introduced alongside the development of standards such as BREEAM ratings for commercial buildings<sup>85</sup>. These proposals will be supported by planned changes in the Building Regulations.

### Relevant Strategic Objective

12, 15, 16 and 17

### Local Context

- 7.39 Planning permissions have been granted for a number of renewable energy schemes including wind turbines and energy from waste, some of which are already operational. For example Rusholme Windfarm has capacity to generate 24 MW of electricity and the Selby Renewable Energy Park could produce up to 6 MW when fully functioning.
- 7.40 Recovering energy from waste adds value before final disposal (after other opportunities for recycling or composting have been explored). The North Yorkshire County Council, as Waste Disposal Authority

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<sup>85</sup> See Background Paper 8 Climate Change and Sustainable Development, for further information on the Code and BREEAM

would deal with any planning applications for energy from waste schemes. Developments would be considered against the saved policies in the Waste Local Plan until such time as they are replaced by the emerging Waste Local Plan.

- 7.41 Both Eggborough Power Station and Drax Power Station produce energy from co-firing biomass. Drax Power has received planning permission for additional biomass handling equipment and infrastructure which will provide the capability to deliver a target of 500 MW (i.e. 12.5% of its output) from renewable fuels. In addition, Drax has applied to the Department of Energy and Climate Change for permission to build a dedicated biomass-fired renewable energy plant on land adjacent to Drax power station capable of producing nearly 300 MW of grid-connected electricity.
- 7.42 In the light of known planned schemes, and the existence of local coal mines and traditional coal fired power stations, Selby District is particularly well placed to exploit opportunities for carbon capture, clean coal technology and coal bed methane as well as potential for appropriate biomass, energy from waste and combined heat and power.
- 7.43 Proposals for carbon capture and storage (clean coal technology) may be of such a scale as to be determined at national level rather than the District Council as planning authority. Proposals for coal bed methane extraction are a minerals matter and therefore fall within the remit of North Yorkshire County Council as the minerals authority. Planning applications will be considered against the relevant saved policies in the Minerals Local Plan until replaced by the emerging Minerals Local Plan.

### **Local Targets**

- 7.44 With the changes in the planning system, Government has given much greater planning responsibilities to Local Authorities and top-down target-setting is being removed. As a result, communities will have both the responsibility and the opportunity to deal with the impacts of climate change.
- 7.45 Understanding the potential for the supply of and demand for renewable and low-carbon in a local area is an essential starting point in considering the opportunities to move to low-carbon communities.
- 7.46 Studies at sub-regional level (2004 and 2005)<sup>86</sup> reviewed technical constraints and opportunities for renewable energy developments and undertook some landscape sensitivity assessment.
- 7.47 Evidence from the studies has been used to establish a local target for indicative potential, installed, grid-connected renewable energy within Selby District of 32 megawatts by 2021.
- 7.48 A further sub-regional study<sup>87</sup> assessed the potential for the full range of renewable energy technologies in the District as well as looking at

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the possible constraints to implementation as a basis for further local studies and ultimately potentially identifying local targets. The current target of 32 MW by 2021 may therefore be revised. The range of renewable technologies includes: Solar thermal, Photovoltaics, Wind, Biomass, Fuel cells, Energy from waste (Biological and Thermal), Hydro, Heat pumps, Wave and Tidal, and CHP or CCHP<sup>88</sup>.

- 7.49 It is appropriate to adopt renewable energy targets locally through the Core Strategy based on the substantial evidence available at regional and sub-regional level. The Council will continue to encourage the provision of new sources of renewable energy generation, provided any harm to the environment and other adverse impacts are minimised and clearly outweighed by the need for and benefits of the development.
- 7.50 The NPPF requires that local planning authorities adopt proactive strategies to mitigate and adapt to climate change in line with the objectives and provisions of the Climate Change Act 2008. To help increase the use and supply of renewable and low carbon energy, the NPPF requires local planning authorities to recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should have a positive strategy to promote energy from renewable and low carbon sources. To support the move to a low carbon future, local planning authorities should when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards. The regional and sub-regional research established a 10% requirement for energy from decentralised<sup>89</sup>, and renewable<sup>90</sup> or low-carbon sources<sup>91</sup> on developments meeting a size threshold, and subject to type of development, design and feasibility/viability. This requirement is carried forward in the Core Strategy, and the Olympia Park Strategic Development Site and key sites allocated in future Local Plans will be expected to derive the majority of their energy needs from such sources in the light of local circumstances.
- 7.51 Changes to building regulations<sup>92</sup> and the move to zero-carbon buildings will push the boundaries of current energy efficiency and encourage greater use of decentralised and renewable energy. Therefore, authority-wide targets to secure decentralised energy supply to development may in time become redundant however they remain an important interim measure. Further, site specific or development specific targets may still be justified by local circumstances and could be introduced through future Local Plan documents /SPDs.
- 7.52 In addition to contributing towards carbon-reduction by supporting the

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<sup>87</sup> 'Renewable and Low Carbon Energy Capacity Study for Yorkshire and Humber Part B: Opportunities and Constraints Mapping – Draft Report', April 2010, AECOM for Local Government Yorkshire and Humber <http://www.lgyh.gov.uk/dnlds/YH%20Part%20B%20report.pdf>

<sup>88</sup> The Climate Change and Sustainable Development Background Paper 8 provides further details.

<sup>89</sup> See Glossary

<sup>90</sup> See Glossary

<sup>91</sup> See Glossary

<sup>92</sup> Proposed 2013 revisions to Part L of Building Regulations



full range of renewable energy technologies, the Council will seek to improve resource efficiency in new build developments as a contribution to tackling climate change. Wherever possible, developments will be encouraged to meet national standards and best practice schemes, which seek to improve environmental standards, moving towards the Governments target of zero carbon development (Code for Sustainable Homes and BREEAM)<sup>93</sup>.

- 7.53 In view of national expectations as well as the impending mandatory requirements for the Code levels, the following strategic policies require development schemes to employ the most up-to-date national regulatory standards for Code for Sustainable Homes on residential schemes, and BREEAM standards on non-residential schemes until such time as replaced by specific local requirements through further Local Plan documents or SPDs.

#### **Strategic Development Management Issues**

- 7.54 Although the District contains some international, national and locally designated protection areas, none would automatically preclude renewable energy developments. However, elements of many, renewable energy projects would conflict with the openness of the Green Belt and are therefore inappropriate within the NPPF definition. In such cases, developers will need to demonstrate very special circumstances that clearly outweigh any harm to the Green Belt and also be in accordance with Policy SP3. Very special circumstances may include wider environmental benefits associated with increased production of energy from renewable sources.
- 7.55 Each application will be considered on its individual merits subject to national and local policies with careful consideration given to cumulative impacts where a number of proposals come forward. For example, schemes such as wind farms which have the potential to impact on international nature conservation sites (there are three Natura 2000 sites in the District) will need careful consideration<sup>94</sup>.
- 7.56 Submitting good quality information with planning applications on energy demand and savings is a means of demonstrating that development proposals meet policy objectives for incorporating a proportion of energy from low-carbon, renewable and decentralised sources. The Council will expect developers to submit such energy statements and any necessary viability assessments in order to assess compliance with the Core Strategy policies, including whether schemes are demonstrably unviable or impractical.
- 7.57 Future Local Plan documents, SPDs and guidance will consider setting local targets and requirements and tackle detailed issues such as siting and design, landscape and cumulative visual impact, noise/odour,

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habitat or species disturbance. The Site Allocations Local Plan will consider whether it is appropriate, based on further evidence, to identify suitable areas for renewable and low carbon sources. Proposals for conversion of historic buildings and developments in conservation areas will require special consideration to assess the practicality of incorporating on-site renewables against the objectives of the designation to ensure they will not be compromised.

**Policy SP16 Improving Resource Efficiency**

**In order to promote increased resource efficiency unless a particular scheme would be demonstrably unviable or not feasible, the Council will require:**

- a) New residential developments of 10 dwellings or more or non-residential schemes of 1000 m<sup>2</sup> gross floor space or more, to provide a minimum of 10% of total predicted energy requirements from renewable, low carbon or decentralised energy sources (or else in accordance with the most up to date revised national, sub-regional or local targets).**
- b) Strategic Development Sites identified in the Core Strategy and key sites identified in future Local Plan documents to derive the majority of their total energy needs from renewable, low carbon or decentralised energy sources. Developers to investigate particular opportunities to take advantage of any or a combination of the following for example:
  - i) Local biomass technologies,**
  - ii) Energy from waste (in accordance with the County Waste Policies),**
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- c) Development schemes to employ the most up-to-date national regulatory standards for Code for Sustainable Homes on residential schemes, and BREEAM standards on non-residential schemes until such time as replaced by specific local requirements through further SPDs or Local Plan documents.**

## Improving Resource Efficiency and Renewable Energy

### National Context

- 7.36 National Planning Guidance in the NPPF establishes the requirement to; reduce energy use; promote water efficiency; reduce emissions, promote renewable energy use and increase development of renewable energy.
- 7.37 Most recently, The 2009 UK Renewable Energy Strategy and The UK Low Carbon Transition Plan 2009 explicitly require the planning system to support carbon reduction, and secure energy generation from renewable sources. This includes energy generated from dedicated biomass fuelled power stations, co-firing with coal and clean coal technologies.
- 7.38 From 2016 all new homes are intended to be zero carbon and new non-domestic buildings should be zero carbon from 2019. More demanding mandatory requirements for new homes to meet the 'Code for Sustainable Homes' standards are also being introduced alongside the development of standards such as BREEAM ratings for commercial buildings<sup>85</sup>. These proposals will be supported by planned changes in the Building Regulations.

### Relevant Strategic Objective

12, 15, 16 and 17

### Local Context

- 7.39 Planning permissions have been granted for a number of renewable energy schemes including wind turbines and energy from waste, some of which are already operational. For example Rusholme Windfarm has capacity to generate 24 MW of electricity and the Selby Renewable Energy Park could produce up to 6 MW when fully functioning.
- 7.40 Recovering energy from waste adds value before final disposal (after other opportunities for recycling or composting have been explored). The North Yorkshire County Council, as Waste Disposal Authority

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<sup>85</sup> See Background Paper 8 Climate Change and Sustainable Development, for further information on the Code and BREEAM

would deal with any planning applications for energy from waste schemes. Developments would be considered against the saved policies in the Waste Local Plan until such time as they are replaced by the emerging Waste Local Plan.

- 7.41 Both Eggborough Power Station and Drax Power Station produce energy from co-firing biomass. Drax Power has received planning permission for additional biomass handling equipment and infrastructure which will provide the capability to deliver a target of 500 MW (i.e. 12.5% of its output) from renewable fuels. In addition, Drax has applied to the Department of Energy and Climate Change for permission to build a dedicated biomass-fired renewable energy plant on land adjacent to Drax power station capable of producing nearly 300 MW of grid-connected electricity.
- 7.42 In the light of known planned schemes, and the existence of local coal mines and traditional coal fired power stations, Selby District is particularly well placed to exploit opportunities for carbon capture, clean coal technology and coal bed methane as well as potential for appropriate biomass, energy from waste and combined heat and power.
- 7.43 Proposals for carbon capture and storage (clean coal technology) may be of such a scale as to be determined at national level rather than the District Council as planning authority. Proposals for coal bed methane extraction are a minerals matter and therefore fall within the remit of North Yorkshire County Council as the minerals authority. Planning applications will be considered against the relevant saved policies in the Minerals Local Plan until replaced by the emerging Minerals Local Plan.

### **Local Targets**

- 7.44 With the changes in the planning system, Government has given much greater planning responsibilities to Local Authorities and top-down target-setting is being removed. As a result, communities will have both the responsibility and the opportunity to deal with the impacts of climate change.
- 7.45 Understanding the potential for the supply of and demand for renewable and low-carbon in a local area is an essential starting point in considering the opportunities to move to low-carbon communities.
- 7.46 Studies at sub-regional level (2004 and 2005)<sup>86</sup> reviewed technical constraints and opportunities for renewable energy developments and undertook some landscape sensitivity assessment.
- 7.47 Evidence from the studies has been used to establish a local target for indicative potential, installed, grid-connected renewable energy within Selby District of 32 megawatts by 2021.
- 7.48 A further sub-regional study<sup>87</sup> assessed the potential for the full range of renewable energy technologies in the District as well as looking at

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  - i) Local biomass technologies,**
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- c) Development schemes to employ the most up-to-date national regulatory standards for Code for Sustainable Homes on residential schemes, and BREEAM standards on non-residential schemes until such time as replaced by specific local requirements through further SPDs or Local Plan documents.**

**Policy SP17 Low-Carbon and Renewable Energy**

**A. In future Local Plan documents, the Council will:**

- seek to identify opportunities where development can draw its energy from renewable, low carbon or decentralised energy supply systems and for co-locating potential heat customers and suppliers; and
- consider identifying 'suitable areas' for renewable and low carbon energy sources and supporting infrastructure.

**B. The Council will support community-led initiatives for renewable and low carbon energy developments being taken forward through neighbourhood plans including those outside any identified suitable areas.**

**C. All development proposals for new sources of renewable energy and low-carbon energy generation and supporting infrastructure must meet the following criteria:**

- i. are designed and located to protect the environment and local amenity or
- ii. can demonstrate that the wider environmental, economic and social benefits outweigh any harm caused to the environment and local amenity, and
- iii. impacts on local communities are minimised.

**Schemes may utilise the full range of available technology including;**

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

**D. In areas designated as Green Belt, elements of many renewable energy projects will comprise inappropriate development and in such cases applicants must demonstrate very special circumstances if projects are to proceed and proposals must meet the requirements of Policy SP3 and national Green Belt policies.**

## Protecting and Enhancing the Environment

### Introduction

- 7.58 Selby District contains a wealth of natural and man-made resources in terms of its heritage assets, natural features and wildlife habitats, some of which have received national and international recognition. Many of these resources are irreplaceable and their loss, depletion or fragmentation should be avoided. A number of these contribute to the District's Green Infrastructure, consequently providing accessible opportunities to improve the health and well being of the community.

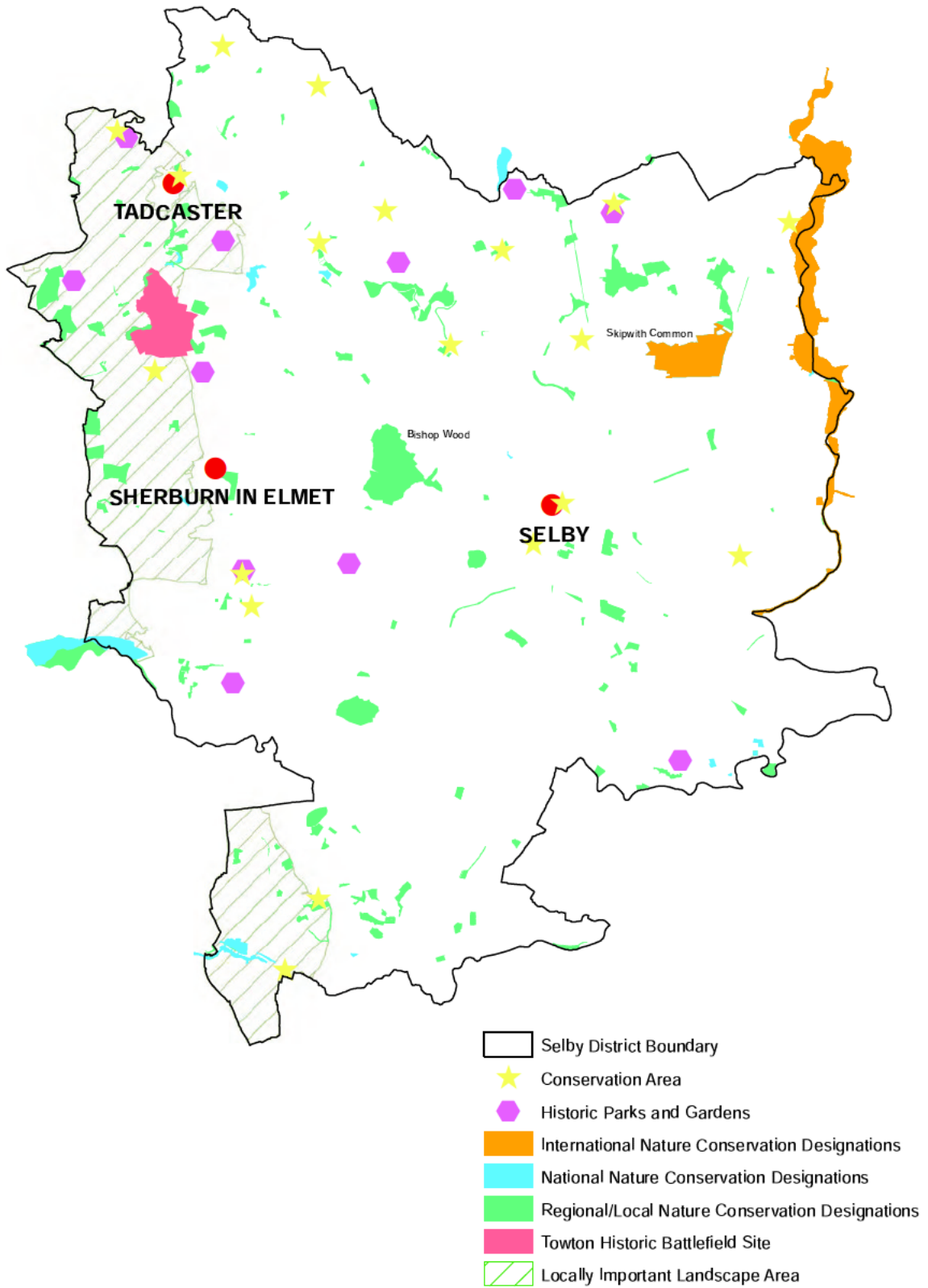
### Context

- 7.59 The Council values the distinctive assets that are particular to the District and seeks to improve knowledge of what is here, how it can become multifunctional through identifying opportunities, and gain maximum benefits from partnership working with expert bodies in the field, in order to support the environment.
- 7.60 This approach is supported by principles established in the NPPF for conserving and enhancing the natural and historic environments.
- 7.61 The evidence that supported former Regional Spatial Strategy policies also remains valid.
- 7.62 The Council also has a duty under the Natural Environment and Rural Communities Act to have regard to conserving biodiversity in all of its functions, and similar duties with regard to heritage assets. Protecting the historic and natural heritage of the District and, where possible improving it, is therefore a key issue for the local plan and reflects similar priorities in the Selby Sustainable Community Strategy (2010-2015) concerning the future wellbeing of our three Market Towns and surrounding rural areas and the desirability of improving the 'physical, natural and wider environment'. The Council seeks to exploit all emerging opportunities to the benefit of its precious environmental assets.

### **Relevant Strategic Objectives**

2, 3, 11, 12, 14, 15, 16 and 17

Map 8 Environmental/Cultural Assets



### Local issues

- 7.63 The provision of new green spaces and green infrastructure will be dependent on a combination of development proposals coming forward and co-operation with a range of landowners and infrastructure providers.
- 7.64 The Council has a series of Conservation Character Assessments dating from 1995 to 2003. A comprehensive review of the Assessments is being undertaken to help improve knowledge of individual conservation areas and their heritage assets, and to update management proposals and maintenance guidance. The Council will, as resources permit, encourage local communities to identify those elements of their historic environment which they consider to be important to their locality and to develop a strategy for their appropriate management.
- 7.65 Core Strategy objectives 11, 14, 16 and 17 recognise the strategic importance of protecting and enhancing natural and man-made assets. These assets play an important role in the District from enhancing the quality of life to providing local identity.
- 7.66 The Council is also committed to waste management and prioritises waste reduction above all other methods of management, and in order to achieve this will continue to support North Yorkshire County Council in implementing the priorities of its strategy<sup>95</sup> for sustainable waste management through the York and North Yorkshire Waste Partnership. Waste reduction is a key step towards maintaining, protecting and improving quality of life, for example, the re-use of secondary aggregates such as ash, which may contribute to the production of building materials from a sustainable source.
- 7.67 The main elements of the diverse range of assets that exist in the District (and which Policy SP18 seeks to protect and enhance) are:
- International, national and local areas of wildlife and ecological value. The River Derwent, Lower Derwent Valley and Skipwith Common are sites with European conservation status (Special Areas for Conservation under the UK Natura 2000) and the Lower Derwent Valley is also designated a Ramsar Wetland of International Importance
  - 13 Sites of Special Scientific Interest, which have national status, and are categorised as some of the country's best wildlife sites. In addition there are over 100 designated local Sites of Importance for Nature Conservation (SINCs), including species rich grassland, ancient woodlands and wetlands;
  - The open countryside – best and most versatile agricultural land; and its character, landscape and appearance – the District has a high proportion of land in the highest quality agricultural

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<sup>95</sup> Revised Municipal Waste Management Strategy for York and North Yorkshire 'let's talk less rubbish'. <http://www.northyorks.gov.uk/CHttpHandler.ashx?id=381&p=0>

classifications and partly making up the Humberhead Levels;

- A large number of important medieval sites, particularly moated and manorial sites, especially in the Vale of York and in the drier areas of the north and west of the Humberhead Levels.
- The legacy of buildings and structures associated with its ecclesiastical history including Selby Abbey (one of the few remaining Abbey churches of the medieval period); Cawood Castle (the former residence of the medieval Archbishops of York); and The Bishop's Canal (which was built to transport stone for the construction of York Minster)
- The Registered Battlefield at Towton – the bloodiest engagement ever fought on British soil, and a pivotal battle in the Wars of the Roses;
- The numerous significant (currently undesignated) archaeological remains along both the Southern Magnesian Limestone Ridge and within the Humberhead Levels.
- Heritage assets on the Heritage at Risk Register that require a sustainable future – particularly the District's moated sites, Huddleston Hall, and the buildings at Abbot's Staithe;
- The form and character of settlements;
- Green infrastructure including:
  - Land of recreational and amenity value
  - Green corridors
  - Lakes, ponds and wetlands
  - Linear features such as rivers and canals
- Public Rights of Way;
- Groundwater – the important water resource of the Sherwood Sandstone Aquifer and the Magnesian Limestone Aquifer are located beneath the District; and
- Air quality.

7.68 The Lower Derwent Valley affects several local authority areas and the Council recognises the need for co-operation with adjoining local authorities and other organisations in order to safeguard its special landscape of great agricultural, historic, cultural, environmental and landscape value.

7.69 Many of the above provide easy access to green space for the local community and create the opportunity to take part in green exercise (exercise taken in natural spaces<sup>96</sup>) and increase levels of physical activity.

7.70 Yorkshire Wildlife Trust has a vision for a connected ecological

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<sup>96</sup> Health, place and nature – How outdoor environments influence health and well-being: a knowledge base. Sustainable Development Commission 01/04/08



network within Yorkshire and the Humber through 'A Living Landscape' in order to rebuild biodiversity. Many of the assets in the District fit the criteria, and it is considered an important scheme to help maximise the multifunctionality of the environment.

- 7.71 The Council is committed to working with a wide range of bodies including Natural England, Yorkshire Wildlife Trust, English Heritage and the Environment Agency in order to achieve an environment that is enhanced and protected. For example, a strong partnership approach has been established through the preparation and implementation of the Selby Biodiversity Action Plan, which was adopted in August 2004. The Council will also continue to contribute to the development of the Leeds City Region Green Infrastructure Strategy, and to take account of its emerging priorities.
- 7.72 Designations of specific areas such as Sites of Importance for Nature Conservation, Landscape Character Assessments, heritage assets, Conservation Areas, Local Amenity Areas and wider landscape character issues will be considered in future Local Plan Documents and shown on the Proposals map. Until such time, sites identified in the adopted Selby District Local Plan will continue to be afforded protection.

**Policy SP18                      Protecting and Enhancing the Environment**

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

- 1. Safeguarding and, where possible, enhancing the historic and natural environment including the landscape character and setting of areas of acknowledged importance.**
- 2. Conserving those historic assets which contribute most to the distinct character of the District and realising the potential contribution that they can make towards economic regeneration, tourism, education and quality of life.**
- 3. Promoting effective stewardship of the District's wildlife by:**
  - a) Safeguarding international, national and locally protected sites for nature conservation, including SINCs, from inappropriate development.**
  - b) Ensuring developments retain, protect and enhance features of biological and geological interest and provide appropriate management of these features and that unavoidable impacts are appropriately mitigated and compensated for, on or off-site.**
  - c) Ensuring development seeks to produce a net gain in biodiversity by designing-in wildlife and retaining the natural interest of a site where appropriate.**



- d) Supporting the identification, mapping, creation and restoration of habitats that contribute to habitat targets in the National and Regional biodiversity strategies and the local Biodiversity Action Plan.**
- 4. Wherever possible a strategic approach will be taken to increasing connectivity to the District's Green Infrastructure including improving the network of linked open spaces and green corridors and promoting opportunities to increase its multi-functionality. This will be informed by the Leeds City Region Infrastructure Strategy.**
- 5. Identifying, protecting and enhancing locally distinctive landscapes, areas of tranquillity, public rights of way and access, open spaces and playing fields through Development Plan Documents.**
- 6. Encouraging incorporation of positive biodiversity actions, as defined in the local Biodiversity Action Plan, at the design stage of new developments or land uses.**
- 7. Ensuring that new development protects soil, air and water quality from all types of pollution.**
- 8. Ensuring developments minimise energy and water consumption, the use of non-renewable resources, and the amount of waste material.**
- 9. Steering development to areas of least environmental and agricultural quality.**

## Design Quality

### Introduction

- 7.73 Government Policy and Guidance recognises that good design is a key element in achieving sustainable development through creating attractive, useable, durable and adaptable places that people want to live in. To build upon the District's rich environment and restore areas in need of regeneration, good urban design, landscape design and high quality architecture that respects local heritage are essential. This will assist with developing vibrant safe places with a distinct identity that provide healthier places for those living, working or visiting the District.

### Context

- 7.74 The Council shares the objectives of government policy to create places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.

- 7.75 Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. The District is an attractive place to live and work, with its high quality countryside and vibrant towns and communities, with distinctive character and historic assets. Developers are expected to bring forward sustainable and environmentally friendly new housing developments. Design which is inappropriate in its context, or which fails to take opportunities available for improving the character and quality of an area and the way it functions will not be accepted.
- 7.76 Spaces between built developments are equally important and new open spaces should improve the quality of the public realm through good design to create places where people can meet and socialise.

***Relevant Strategic Objectives***

8, 11, 12, 14 and 15

**Local Issues**

- 7.77 The Council's commitment to "improve the quality of life for those who live and work in the District" is reinforced by strategic themes in the Corporate Plan such as, protecting the environment, promoting healthier communities and promoting community safety. Current priorities which include working with our communities to provide a safer environment, valuing our environment and reducing our carbon footprint, all support the need for more robust design policies.
- 7.78 Similar objectives are included in the Selby Sustainable Community Strategy and the Council's Climate Change Strategy, which promotes carbon reduction measures and policies, including sustainable construction methods. The Selby District Community Safety Partnership Plan, (2008-2011), also prioritises safer neighbourhoods designing out crime.
- 7.79 In order to improve the quality of design in villages the Council is working in partnership with local communities to prepare Village Design Statements (VDSs) which it has adopted as Supplementary Planning Documents. These and any future Design Codes give advice and guidance to anyone who is considering any form of development no matter how large or small. They set out the elements that make up local character in order to improve the quality of design where change is proposed. The adopted documents should be taken into account by householders, businesses and developers and form an integral part in the decision making process when the District Council considers formal planning applications.
- 7.80 The quality of design in its local context is more important than relying on a minimum housing density figure to benchmark development.

Development should make the best and most efficient use of land, but it should also provide choice and variety that reflects up to date housing needs surveys (and other such evidence) and considers the quality of the local environment. Therefore the Council does not propose to set a development density figure in this strategic plan, but may identify particular design requirements including indicative densities and /or specific allocations as part of future local plan documents.

- 7.81 New developments need to be planned positively to ensure high quality and inclusive design for individual buildings, public and private spaces that are locally distinctive and responsive to their unique location. The diverse needs of people should also be considered so that barriers are broken down in a way that benefits the whole community.
- 7.82 Well designed sustainable communities can contribute to improved health and social well-being. The principles of 'active design'<sup>97</sup> and access to good quality green infrastructure allow more participation in exercise including more walking and cycling. There are therefore health gains in the layouts of new developments; transport and green infrastructure plans (see also other Core Strategy policies).
- 7.83 Selby District is recognised as a low crime area and the reduction in crime is continuing, however, the fear of crime is a significant concern. Therefore it is important to create a high quality public realm which can accommodate the needs of all people and create public places where people feel safe and at ease with reduced opportunity for crime and reduced fear of crime, particularly through active frontages, inclusion of natural surveillance, and distinctions between public and private spaces. The same considerations should also be given to proposals for new development including new housing by ensuring that schemes adopt the principles of Secured by Design<sup>98</sup> (SBD). The Secured by Design Developers Award is a certificate given to building developments which, following consultation with local Crime Prevention Design Advisors (sometimes called Architectural Liaison Officers), are built to conform to the SBD guidelines and so reduce the opportunity for crime. Such requirements are a key element in the Building for Life standards.
- 7.84 New development should not just be sustainable by way of its location but through the materials and techniques used for construction, its energy efficiency, and water and waste arrangements. The impact and function of the development over its lifetime needs to be considered in the design process to ensure that areas can adapt in the future. Expectations for meeting nationally recognised standards (such as the Code for Sustainable Homes and BREEAM) are also dealt with in the climate change section of this Core Strategy.

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<sup>97</sup> Active Design is an innovative set of design guidelines published by Sport England, to promote opportunities for sport and physical activity in the design and layout of development



- 7.85 The Council therefore supports the key principles of the Building for Life<sup>99</sup> scheme as this supports the Council's sustainable development objectives to meet the needs of the District's residents in the longer term.
- 7.86 Building for Life is the national standard for well-designed homes and neighbourhoods and promotes design excellence in the house building industry. The 20 Building for Life criteria embody a vision of functional, attractive and sustainable housing. New housing developments are scored against the criteria to assess the quality of their design. 'Lifetime Neighbourhoods' is a similar concept, which seeks to achieve well-designed communities.
- 7.87 'Lifetime Homes' is a design concept aimed at providing internal and external environments, which are constructed to standards that ensure houses properly meet people's needs throughout their lives or can be easily adapted to meet special circumstances such as physical disability (temporary or permanent)<sup>100</sup>. The Council is keen to encourage all new housing developments to attain these standards. Future local plan documents or SPDs will consider detailed requirements.
- 7.88 The Council is a partner in the York Design Review Panel in cooperation with neighbouring authorities to consider the design qualities of major development proposals. At a more local level, the Council also offers pre-application discussions which include design advice.

#### **Policy SP19 Design Quality**

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

**Where appropriate schemes should take account of design codes and Neighbourhood Plans to inform good design.**

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

- a) Make the best, most efficient use of land without compromising local distinctiveness, character and form.**
- b) Positively contribute to an area's identity and heritage in terms of scale, density and layout;**
- c) Be accessible to all users and easy to get to and move through;**

- d) Create rights of way or improve them to make them more attractive to users, and facilitate sustainable access modes, including public transport, cycling and walking which minimise conflicts;**
- e) Incorporate new and existing landscaping as an integral part of the design of schemes, including off-site landscaping for large sites and sites on the edge of settlements where appropriate;**
- f) Promote access to open spaces and green infrastructure to support community gatherings and active lifestyles which contribute to the health and social well-being of the local community;**
- g) Have public and private spaces that are clearly distinguished, safe and secure, attractive and which complement the built form;**
- h) Minimise the risk of crime or fear of crime, particularly through active frontages and natural surveillance;**
- i) Create mixed use places with variety and choice that compliment one another to encourage integrated living, and**
- j) Adopt sustainable construction principles in accordance with Policies SP15 and SP16.**
- k) Preventing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, light or noise pollution or land instability.**
- l) Development schemes should seek to reflect the principles of nationally recognised design benchmarks to ensure that the best quality of design is achieved.**