

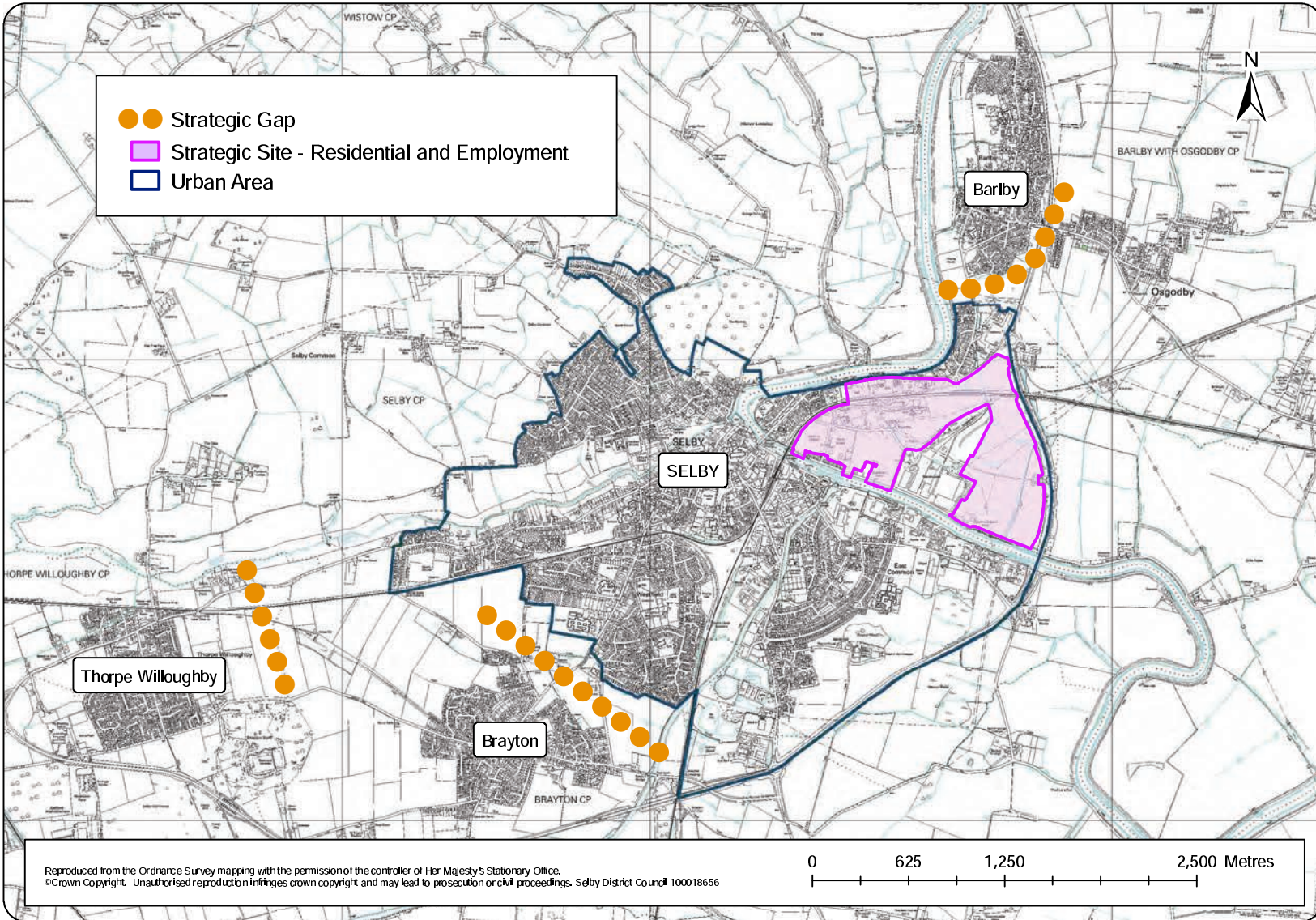
Spatial Development Strategy

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 town²¹.
- 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.

²¹ 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 people²². 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

²² 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 towns²³
- 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

²³ 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 guidance²⁴ 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 risk²⁵ 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.²⁶ This has also influenced the selection of villages and the strategic development site around Selby where further growth may be appropriate²⁷.
- 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.

²⁴ Technical Guidance to the National Planning Policy Framework, 2012

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

²⁶ Selby District Level 1 and Level 2 Flood Risk Assessments

²⁷ 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 Belts²⁸. 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 Elmet² and Tadcaster² 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

²⁸ 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 ¹	Hemingbrough
Brayton	Kellington
Byram/Brotherton ^{1, 2}	Monk Fryston/Hillam ^{1, 2}
Carlton	North Duffield
Cawood	Riccall
Church Fenton	South Milford ²
Eggborough/Whitley ^{1, 2}	Thorpe Willoughby
Escrick ²	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 Limits²⁹ 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.**

²⁹ 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.