



Regulation 22

Draft Consultation Statement

at Revised Publication Stage

March 2024

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1. Introduction

The Purpose of a Consultation Statement

- 1.1 The Consultation Statement sets out how the Council undertook consultation and involvement with stakeholders and members of the public in the preparation of the Selby Local Plan. The Local Plan contains planning policies and site allocations to guide development in the former Selby district area to 2040. Once adopted, the Selby Local Plan will replace the Selby District Core Strategy Local Plan (2013) and the saved policies in the Selby District Local Plan (2005).
- 1.2 From 1 April 2023 North Yorkshire Council succeeded Selby District Council as the Local Planning Authority through Local Government Re-organisation to create a new unitary authority for North Yorkshire¹. North Yorkshire Council is preparing a new Local Plan to cover the whole of the new Unitary Authority area, but until the new North Yorkshire Local Plan is adopted, North Yorkshire Council agreed to continue to progress the Selby Local Plan to adoption. The Selby Local Plan once adopted will be part of the North Yorkshire Development Plan and will be used in the determination of planning applications in the former Selby district area (the Plan Area) of North Yorkshire.

Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

- 1.3 Regulation 22 prescribes the documents and information that the Council is required to submit for the purposes of Section 20(3) of the Town and Country Planning Act (2004) (as amended). Regulation 22(1)(c) describes a statement which is required that sets out:
- (i) which bodies and persons the local planning authority invited to make representations under regulation 18,
 - (ii) how those bodies and persons were invited to make representations under regulation 18,
 - (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
 - (iv) how any representations made pursuant to regulation 18 have been taken into account;
 - (v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
 - (vi) if no representations were made in regulation 20, that no such representations were made;
- 1.4 This document is the Council's draft Regulation 22 'Consultation Statement' which will be submitted to the Secretary of State for examination alongside the Submission Plan.

¹ "Executive" and "Council" references before 1 April 2023 refer to Selby District Council and those after 1 April 2023 refer to North Yorkshire Council.

- 1.5 Regulation 18 requires Local Planning Authorities to notify relevant organisations or individuals about the intention to prepare a local plan and to invite comments on what the local plan should contain.
- 1.6 Regulation 19 requires Local Planning Authorities to notify relevant organisations or individuals about the publication of the Pre-Submission Local Plan and to invite comments. Regulation 20 is the representations made pursuant to the publication of the Local Plan at Regulation 19.

Statement of Community Involvement (SCI)

- 1.7 The Planning and Compulsory Purchase Act (2004) requires local planning authorities to produce a Statement of Community Involvement setting out how they will consult and engage with stakeholders and members of the public through the production of Local Plans and in the consideration of Planning applications.
- 1.8 This Consultation Statement is produced for Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and is in line with the former Selby District Statements of Community Involvement which were applicable during the period of plan preparation up to this 2024 Revised Publication stage.
- 1.9 The former Selby District Statement of Community Involvement (SCI, 2020) which was adopted by Selby District Council on 22 September 2020 and brought into force from 1 January 2021, sets out that for Local Plan preparation the stages for involvement are designed to ensure that people and organisations can be involved from the earliest opportunity of planning policy preparation. It is explained that the key stages for involvement in the production of planning policy documents are set out by the Government in planning legislation and guidance. This is to ensure that the planning process is inclusive, open and transparent, and can provide various opportunities to be involved and potentially influence the content and direction of planning policy documents. The former Selby District Statement of Community Involvement is available on the Council's website at <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/statement-community-involvement>.
- 1.10 The former Selby District Statement of Community Involvement (2007) set out the methods for involvement and engagement in the production of Development Plan Documents. This included where documents would be available and in what format. The Pre-Issues and Options consultation, the Call for Sites in 2019 and the Issues and Options consultation in 2020 were undertaken in line with the 2007 Statement of Community Involvement.
- 1.11 The most recent SCI 2020 sets out that depending on the stage of production of the policy document, the Council will use the following methods of advertising the opportunities to provide comments and the opportunities to be involved:

- announcements on the council website
- notifications for those registered on the Planning Policy Consultation Portal.

And that the Council may also use the following methods of advertisement:

- announcements in the local press - public notices section
- announcements on social media

- features in the local press
- posters on Notice Boards and at community meeting places
- leaflets

1.12 North Yorkshire Council is preparing a new SCI which will replace the 2020 SCI and will be applicable for the remainder of the preparation of the Selby Local Plan up to Submission when plan preparation concludes. The North Yorkshire Statement of Community Involvement was Adopted by the Executive Committee meeting of North Yorkshire Council on 20 February 2024 and can be viewed at the following link:

<https://edemocracy.northyorks.gov.uk/ieListDocuments.aspx?Cid=1147&Mid=6719&Ver=4>

1.13 Reports presented to Selby District Council’s Executive are also identified as a means of informing people and organisations of Local Plan progress. The main consultation documents for each consultation are archived and available on Selby District Council’s Executive Agendas webpage:

<https://democracy.selby.gov.uk/ieListMeetings.aspx?CommitteeId=139> whilst all documents are available on North Yorkshire Council’s Selby Area New Local Plan webpage www.northyorks.gov.uk/selbylocalplan

Key Stages of Selby Local Plan Preparation

1.14 The key stages of preparation of the Selby Local Plan are set out in the former Selby District Statement of Community Involvement (2020) and the Local Development Scheme (LDS)². In line with the 2012 Regulations and the Statement of Community Involvement, representations at the Regulation 19 Pre-submission Publication stage are invited with respect to soundness, Duty to Co-operate and legal compliance. This draft Consultation Statement explains the progression of the Local Plan and how the Council engaged with members of the public and stakeholders throughout its preparation. A summary of the main issues received at the pre-Publication stages of consultation and an explanation of how these have informed the Publication draft Local Plan is presented. The Council recognises the importance of early engagement in the Planning process and how the engagement influences and shapes the policies in the Local Plan. Please note that information presented and responses are relevant and correct at the date of each consultation stage.

1.15 The key stages of the Regulation 18 Pre-Publication preparation of the Selby Local Plan are:

Key stages of the Regulation 18 Pre-Publication preparation of the Selby Local Plan	Dates
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² The Selby LDS was in force during previous stages of plan preparation. There is a new North Yorkshire LDS which came into effect on 7 February 2024 which will be applicable for the remaining plan preparation stages of the Selby Local Plan.

Pre-Issues and Options Consultation	July 2019 to January 2020
Call for Sites	July 2019 to 12 March 2021
Issues and Options Consultation	24 January 2020 to 6 March 2020
Preferred Options Consultation	29 January 2021 to 12 March 2021
Additional Sites Consultation	2 August 2021 to 13 September 2021
Evidence Base Consultation	3 September to 15 October 2021

- 1.16 The Regulation 19 Pre-Submission consultation on the Selby Local Plan took place from 26 August 2022 to 28 October 2022 Under Regulation 20, a summary of the main issues received at this pre-Submission stage of consultation and an explanation of how these have informed the Revised Publication Local Plan 2024 is presented. The Regulation 19 Pre-Submission consultation documents are:

Regulation 19 Pre-Submission preparation of the Selby Local Plan	Dates
Publication Local Plan	26 August 2022 to 28 October 2022
Revised Publication Local Plan	8 March 2024 to 19 April 2024

2. Pre-Issues and Options (2019)

Executive Meeting and Full Council Decision

- 2.1 The Executive agreed to commence work on a new Local Plan and agreed a revised Local Development Scheme at its meeting on 11 July 2019 <https://democracy.selby.gov.uk/ieListDocuments.aspx?CId=139&MId=1746&Ver=4> . This was recommended by The Executive to the Full Council and at its meeting on 17 September 2019 <https://democracy.selby.gov.uk/ieListDocuments.aspx?CId=254&MId=1771&Ver=4> , the Council resolved to agree to begin work on the preparation of a new comprehensive Local Plan for Selby District. This was to utilise the evidence base and work that had already been undertaken and to agree that the revised Local Development Scheme (which sets out the timescales for the preparation of a new Local Plan) be brought into effect and published.

'Call for Sites'

2.2 Following these decisions, work officially commenced on a new Local Plan for Selby District with engagement and evidence gathering. This began with a 'Call for Sites'. Agents, landowners, and developers on the contact database as well as those who had previously submitted sites for the previous emerging Site Allocations Local Plan were contacted and asked to confirm by 31 March 2020 whether or not they wished their site(s) to be considered in the emerging new Selby Local Plan. Several reminder emails were sent to landowners/agents/developers before an extended deadline of 31 August 2020. In addition, a press notice was released and notifications on the Council's website and social media (twitter and facebook) accounts were made from July 2019. A communications pack was also set up to advertise the 'Call for Sites' which included a trade press media release and quotes which were sent to:

- Farming/rural landowner community - text for NFU to send to their members
- Small business owners
- Targeted business pages
- Small business owners

2.3 There were further opportunities to submit sites at the Issues and Options and Preferred Options consultations. (See paragraphs 4.3 and 5.1 below)

Results of the 'Call for Sites'

2.4 Sites were submitted which were located throughout the whole of the Plan Area. The New Local Plan webpage was updated with an interactive map as sites were submitted. This included sites that could potentially meet the requirements for a new settlement as well as a potential settlement expansion at Eggborough.

External Consultee Workshops

2.5 The engagement and evidence gathering included workshops for external partners during October 2019. Stakeholders with an interest in the former District area were invited to attend workshops focussing on four themes: housing, infrastructure, economy, and the environment. These discussions were focussed on the priorities and the growth opportunities for the Plan. The following table sets out who was present at these workshops:

Workshop	Present
Housing Workshop 22 October 2019	<ul style="list-style-type: none"> • Homes England • North Yorkshire County Council • Stonewater • Home Group • Leeds Federated Housing Association • Karbon Homes • WDH • City of York Council • Leeds City Council • North Yorkshire County Council • Selby Primary Care Group
Infrastructure	<ul style="list-style-type: none"> • North Yorkshire Police • Internal Drainage Board

Workshop	Present
22 October 2019	<ul style="list-style-type: none"> • Network Rail • Transpennine Trail • Leeds City Council • City of York Council
Economy 24 October 2019	<ul style="list-style-type: none"> • North Yorkshire County Council • West Yorkshire Combined Authority • Leeds City Council • City of York Council
Environment 24 October 2019	<ul style="list-style-type: none"> • Natural England • Environment Agency • Historic England • Canal and Rivers Trust • North Yorkshire County Council • City of York Council • Leeds City Council

2.6 Planning consultants and agents on the Consultation Database were invited to attend a workshop on 19 November 2019 to discuss and consider the emerging themes for the forthcoming Issues and Options consultation. The opportunity was also made to advise them of the ongoing “Call for Sites”.

2.7 Through these workshops the proposed themes for the Issues and Options consultation emerged and were set out to be:

- Supporting a diverse local economy and thriving town centres
- Providing the right infrastructure to support local communities
- Providing the right homes in the right places
- Maintaining a high quality natural and built environment

And two cross-cutting themes also emerged:

- the health and well-being of local people
- responding to Climate Change.

2.8 The key themes, key strengths and the emerging evidence base as well as the Strategic Priorities, Vision and Spatial Strategy which included the potential for a new settlement, and key local priorities and growth opportunities identified through the various workshops, together with the direction promoted by legislation and guidance, as well as stakeholder plans and strategies formed the basis for the Issues and Options Consultation document.

3. Issues and Options (2020)

Consultation on the Issues and Options

- 3.1 The Issues and Options consultation document was available for comments from 24 January 2020 to 6 March 2020. The document set out the national, regional and sub-regional strategic priorities as well as the local priorities and local evidence as identified through the pre-issues and options and evidence gathering process set out above. The spatial portrait was presented along with the four key themes and the two cross cutting themes that had emerged:
- 3.2 The Local Plan key issues and the two cross-cutting themes were set out in the following diagram:



- 3.3 Together with key facts on each topic, the document posed a series of 14 questions asking for opinions on the various options presented.
- 3.4 The Issues and Options Consultation document was accompanied by a Sustainability Appraisal Scoping Report and a Habitats Regulations Screening Assessment which were also available for comment.
- 3.5 All documents were available on the Council's website and were deposited at the libraries listed below for public viewing, as well as at Access Selby (the Council's former public office in the main shopping area in Selby town centre) and the Council main office at the Civic Centre in Selby town during normal opening hours:
- Selby Library
 - Sherburn In Elmet Library
 - Tadcaster Library
 - Barlby Library

- 3.6 Those stakeholders and members of the public registered on the Consultation portal were notified by email or letter (for those without email) of the opportunities to be involved and to comments on the Issues and Options consultation. This included planning agents and landowners, hard to reach groups, specific consultees and the local MP. All Parish and Town Councils were advised of the consultation and asked to display a poster advertising the consultation and the opportunity to be involved. Access Selby and all GP surgeries and libraries in the former District were also asked to display a poster (which was supplied) advertising the consultation and opportunities to be involved. A Press release was issued to the local newspapers and radio stations, and this was published in the Selby Times on 23 January 2020. The Council's social media accounts (Facebook and twitter) were also used with the availability of documents and how to be involved and make comments being advertised. On 24 January 2020, 1969 people were reached by Facebook, with 161 engagements.
- 3.7 A series of drop-in sessions were advertised on the Council's New Local Plan website page as well as being advertised on 3 February on the Council's Facebook account (reaching 1260 people and generated 23 engagements) as well as on Twitter. Whilst Sherburn Library set up their own Facebook event for their drop-in session which registered 12 people interested and 1 going. The following drop-in events were held:
- Selby Library on 27 January from 2-7pm (18 people attended).
 - Tadcaster Library on 3 February 2020 from 2-6pm (16 people attended).
 - Barlby Library on 5 February 2020 from 2-5pm (4 people attended).
 - Sherburn Library on 10 February 2020 from 2-7pm (14 people attended).
 - Tesco supermarket foyer, Portholme Road, Selby on 13 February 2020 from 2-7pm (40-50 people attended).
- 3.8 As the Council's regular public Community Engagement Forum meetings did not coincide with the consultation timescale, a series of Parish Council and public meetings were also advertised on the Council's New Local Plan website page and were held at:
- Old Girls School, Sherburn In Elmet on 30 January 2020 from 7-9pm (9 attended)
 - The Regen Centre, Riccall on 6 February 2020 from 7-9pm (5 attended)
 - Civic Centre on 11 February 2020 from 6-8pm (7 attended)
 - The Barn, Tadcaster on 13 February 2020 from 7-9pm (2 attended)
- 3.9 In addition, a presentation for Developers & Agents was given at the Civic Centre on the 27 January 2020 from 2-4pm and a presentation and discussion took place at the Civic Centre at the Parish and Town Councils Liaison meeting on 2 March 2020. Hambleton Parish Council requested a "public forum" meeting specifically for their Parish, and this took place in their village hall on 26 February 2021 from 6.30pm.
- 3.10 Those attending the drop-in sessions and public meetings were provided with a leaflet explaining the Local Plan process, how to be involved and the main issues from the consultation document.

Results of Issues and Options consultation

- 3.11 Despite wide publicity through a variety of mediums for the consultation events, attendance at the Parish Council and public meetings was poor. The drop-in events were better attended than the public meetings, with the drop-in session at Tesco being the most successful in terms of the number of people the team engaged with (est. 40-50 people). The comments made at these events were logged and taken into consideration along with the responses made on the Consultation portal when developing the Preferred Options document. It was noted that despite the publicity there were those at the drop-in events who had not previously been involved in the Local Plan process and those who had not heard about the consultation but who were reached due to the location of the drop-in sessions who were passing by.
- 3.12 A total of 940 responses made by 115 consultees were received and logged on the Council's Consultation portal (Objective) to the Issues and Options consultation document. The main issues raised include:
- Concerns about lack of local infrastructure and how it has failed to match the levels of growth that have occurred previously
 - Concerns about flooding and the need to plan for future flood storage and mitigation
 - Support to an ageing population is required, particularly in terms of the type and location of housing that is provided during the plan period
 - The Local Plan needs to consider how it can seek to reduce levels of commuting to cities outside the former District area
 - The Local Plan should capitalise on the area's excellent location and road connections
 - Need to plan for a greater mix of uses in the town centre, including cultural uses
 - The Plan needs to continue to mitigate climate change
- 3.13 All the comments relating to the 14 questions and the Council's responses to the issues raised, can be viewed at <https://selby-consult.objective.co.uk/kse/> A summary of the responses received and the Council's response to the issues raised is set out in Appendix 1.
- 3.14 The comments received at the Issues and Options consultation and the Council's responses have been published on the consultation portal. The responses received have helped to shape the Preferred Options approach alongside the Sustainability Appraisal and technical evidence. Further details of how comments informed the emerging spatial strategy are set out in more detail in the Spatial Strategy Paper January 2021 available at: <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-new-local-plan/selby-preferred-options/selby-spatial-strategy-paper> and the Sustainability Appraisal
- 3.15 A summary of the comments received at the Issues and Options consultation were also included in the Green Boxes at the start of each chapter in the Preferred Options consultation document as below:

Topic	What was said at Issues and Options consultation
Spatial Growth Strategy	<ul style="list-style-type: none"> • You considered that a mix of the spatial options for new housing and employment development should be taken forward • Housing growth should match economic growth aspirations • Growth needs to be supported by improvements to local infrastructure • You generally support for the redevelopment of brownfield sites • The Housing and Economic Needs Assessment should provide the minimum figures for housing and jobs growth • The plan should be ambitious about growth and aim to attract inward investment • We need to provide good quality homes to meet a range of local needs, especially for older people • We need to protect our valued landscapes and maximise opportunities for improvements to biodiversity and climate change mitigation • You support an approach which recognises the way villages interrelate with one another but also recognise that it is important that villages have services to support new development • Some of you considered it necessary to review the Green Belt whilst others felt it was important to retain existing boundaries • Some of you considered it was appropriate to remove development limits to support a criteria based approach, whereas others felt this would encourage a review instead • You supported the role of Strategic Countryside Gaps in preserving the character of individual settlements
Supporting a Diverse Local Economy and Thriving Town Centres	<ul style="list-style-type: none"> • That digital and communications infrastructure needs to be in place to support the economy • That economic growth should also occur in the District's more rural areas, through rural and agricultural diversification • That climate change objectives provide an opportunity to encourage the growth of low and zero carbon businesses and that it is important that businesses are resilient to climate change • To consider the potential economic growth opportunities that may arise through HS2

Topic	What was said at Issues and Options consultation
	<ul style="list-style-type: none"> • That the District's town centres should be accessible by all forms of transport • That the role of housing, sport, recreation and leisure can be important in supporting town centres and increasing footfall needs careful consideration
Providing the Right Infrastructure To Support Local Communities	<ul style="list-style-type: none"> • Improvements are needed to the District's road infrastructure especially where roads such as the A63 run through villages. • Linkages to stations and car parking provision must be addressed to encourage greater use and to integrate different modes of travel. • Consideration should be given that in the future there may be less reliance on the private car given the climate change agenda and more home working. • The Local Plan should address infrastructure such as education, health care alongside housing and employment development. • Locally specific requirements should be addressed. • The plan should aim to promote healthy lifestyles and promote active travel.
Creating High Quality Places to Live	<ul style="list-style-type: none"> • Buildings should be sympathetic to the individual settlement, all the villages and towns of Selby District are unique and should be treated as such. • The needs of the elderly should be considered when developing housing policies • The Local Authority should build more houses. • There should be a mix of housing across the District to accommodate all types of residents. • There needs to be a requirement for a percentage of wheelchair accessible homes on sites. • There is a need for more smaller houses for first time buyers and the elderly. • When building houses we should make the most efficient use of land. • All new residential developments should be built to high energy efficiency standards.
Maintaining a High	<ul style="list-style-type: none"> • The natural environment is vital to the well-being of residents and attracts businesses

Topic	What was said at Issues and Options consultation
Quality Natural Environment	<ul style="list-style-type: none"> • More protection of, and access to, the countryside is needed • Support for more tree planting for amenity and to help mitigate flooding and climate change • Important to avoid urban sprawl and protect the open character and rural nature of the environment and villages • New development must cater for the needs of wildlife and provide green infrastructure • The plan should protect what we have and grow and enhance the natural environment • Policies are needed to meet the Environment Bill 'biodiversity net gain' requirements and apply the Biodiversity Metric and 'off-setting funding' to create habitats and enhance ecological networks • Canals could be regenerated and facilities added • Sites such as Brayton Barff and Hambleton Hough need improving • Provide green routes from new developments into settlements • The Locally Important Landscape Areas need reviewing • Need to tackle flooding • Should protect agricultural land • Development should respect the landscape and its setting • Development should protect water resources - quality and quantity • The Council should prepare a map of the existing ecological network including designated sites, priority habitats and other important green spaces to identify key • areas for protection and delivery of strategic / landscape-scale enhancements and green infrastructure
New Settlement Proposals	<ul style="list-style-type: none"> • New settlements should be of a scale to secure appropriate infrastructure • Development should take place within existing settlements • There should be links to employment opportunities and therefore a mixed use scheme • You were concerned about building on greenfield land when there are opportunities on brownfield sites

Topic	What was said at Issues and Options consultation
	<ul style="list-style-type: none"> • Infrastructure needs to be put in place first • We need to consider the long lead in times delivery outside of plan period • We should consider urban extensions to provide links to existing facilities Proposals should aim to be carbon neutral

Sustainability Appraisal Scoping Report

3.16 A total of 14 responses made by 14 consultees were received and logged on the Council’s Consultation portal (Objective) to the Sustainability Appraisal Scoping Report. Consultees were asked to consider the Sustainability Appraisal Scoping Report with respect to four questions. A more representative figure for the number of responses is shown against each question in the table below, as not each of the 14 responding consultees provided a response to each question. Comments included responses from the following specific consultees: City of York Council, Environment Agency, Historic England and Natural England.

SA Scoping Report Question	Number of Responses
Question 1 For each of the topics have we captured the relevant plans, programmes and policies in the contextual review?	10
Question 2 For each of the topics is the baseline information that we have gathered adequate? Are you aware of any additional sources of information?	5
Question 3 For each of the topics have we identified the relevant sustainability issues for the emerging Selby Local Plan?	8
Question 4 For each of the topics have we identified an appropriate framework for appraising the emerging Selby Local Plan? (The sustainability objectives and the site appraisal criteria).	10

3.17 The responses have been split into the relevant topics and are set out along with the Council’s responses and amendments made to the Sustainability Appraisal in Appendix A of the Sustainability Appraisal (Reg 19 August 2022). The main issues raised and responded to by changes to the Sustainability Appraisal include:

- Potential new monitoring indicators in relation to environmental net gain
- Referring and taking into account Green Belt information, the Humber River Basin District Flood Risk Management Plan, the Environment Agency approach to groundwater protection
- Key issues to be area-wide
- Updates to the baseline data
- Formatting inconsistencies

Habitat Regulations Assessment Screening Report

3.18 A total of 8 responses made by 8 consultees were received and logged on the Council’s Consultation portal (Objective) to the Habitat Regulations Assessment Screening Report. Comments included responses from the following specific consultees: City of York Council, North Yorkshire County Council, Environment Agency and Natural England. The main issues raised included:

HRA Screening Report Comment received	Council Response
Missed key areas such as Hambleton Hough, Brayton Barff, Bishop Wood all are nice and require enhancing.	The HRA process is very limited in its scope. It is confined entirely to impacts on internationally important wildlife sites. Impacts on the environment more generally is covered within the Sustainability Appraisal
Will the new plan protect less important sites and habitats?	Preferred Approach NE4 requires that all designated sites be protected commensurate with their position in the hierarchy from internationally, nationally, and locally important sites. The current locally designated Sites of Importance for Nature Conservation (SINCs) are also being re-surveyed and reviewed by the Council. The SINCs will be shown on the Policies Map at the next stage of the Local Plan preparation process (Publication of the Pre-Submission draft).

HRA Screening Report Comment received	Council Response
<p>There is a need to ensure that recreational impacts upon Natura 2000 sites are assessed as part of the HRA.</p>	<p>The necessary assessment has been undertaken in the HRA for the Regulation 18 Local Plan</p>
<p>It may be necessary to outline avoidance and/or mitigation measures at the plan level; an appropriate assessment of the plan will be required. Natural England will comment on the HRA of the plan in more detail and can offer further advice as policy options and policies are progressed.</p>	<p>Where necessary the Regulation 18 HRA report has identified recommendations for amendments to Local Plan policy (mitigation) in order to protect internationally important wildlife sites. In this process attention has been paid to case law regarding confining consideration of mitigation to the Appropriate Assessment stage of HRA</p>
<p>We also concur with the initial HRA screening analysis and welcome reference to the jointly commissioned visitor survey for the Lower Derwent Valley SPA and Skipwith Common SAC. We are currently updating our Habitat Regulation Assessment following discussions at our Phase 1 Hearing Sessions and will make this available for your information in due course. We would welcome ongoing engagement in relation to the HRA, particularly regarding any potential in-combination effects with the Lower Derwent Valley SPA.</p>	<p>Selby District Council has been liaising with City of York Council and East Riding of Yorkshire Council to ensure that impacts on internationally important sites are adequately considered 'in combination' and the updated HRA for the York Local Plan has been discussed.</p>
<p>Biodiversity Section 3 on internationally / nationally designated sites is excellent but the plan should also give emphasis to Local Wildlife Sites (which are designated by the LPA and are their direct responsibility to protect and enhance) in partnership with the North Yorkshire Sites of Importance for Nature Conservation Panel (of which the EA is part).</p> <p>Selby DC should also undertake to support other private initiatives to enhance the landscape and local biodiversity. The importance of the rivers also need to be given more consideration - particularly the Ouse - which is a vital link to many North Yorkshire rivers and which is a major migration route for migratory fish, eels and lampreys and also supports a population of cetaceans (porpoises, dolphins and whales) which are internationally protected. With known water quality issues already apparent on the tidal Ouse, the development of Selby poses a</p>	<p>Specifically regarding internationally important wildlife sites, by law the HRA process confines itself to identifying whether there will be adverse effects of the plan rather than opportunities for positive effects. Potential for adverse effect on (for example) water quality of international sites from Local Plan policies has been considered in the Regulation 18 HRA report.</p> <p>Noted regarding fish. Preferred Approach NE4 requires that all designated sites and species be protected commensurate with their position in the hierarchy from internationally, nationally, and locally important sites. The current locally designated Sites of Importance for Nature Conservation (SINCs) are also being re-surveyed and reviewed by the Council. The SINCs will be shown on the Policies Map at the next stage of the Local Plan preparation process (Publication of the Pre-Submission draft).</p>

HRA Screening Report Comment received	Council Response
threat to this recovering population.	<p>Preferred Approach NE5 sets out how Biodiversity Net Gain will be achieved including supporting local initiatives.</p> <p>Preferred Approach NE7 seeks to protect and enhance waterways which are both a source of flooding and perform a range of functions such as contributing to landscape character, green and blue infrastructure, and networks for wildlife.</p>

Consideration of Sites

“Call for Sites”

- 3.19 The Call for Sites continued throughout the Issues and Options Consultation. Through the Issues and Options Consultation in 2020, landowners and those registered on the Council’s consultation portal were also informed of the “Call for Sites”. A total of 412 sites were submitted to the Council by the end of the Issues and Options consultation for consideration and assessment through the draft Site Assessment Methodology.

Initial Sites Consultation

- 3.20 In September and October 2020, the Parish and Town Councils were each invited to attend one of a series of nine online workshops focussing on the sites that had been submitted in their Parish or Town Council area in order to identify any local issues which required further consideration. A tenth session was added for those unable to attend their allotted session, to which only Ulleskelf Parish Council attended. The workshops were online due to the ongoing Covid19 global pandemic. The sessions were well received, and the new format was welcomed.

Workshop	Parish / Town Council
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1	Balne CP Cridling Stubbs CP Eggborough CP	Heck CP Kellington CP Kirk Smeaton CP	Little Smeaton CP Stapleton CP Stubbs Walden CP	Whitley CP Womersley CP
2	Beal CP Birkin CP Brotherton CP	Burton Salmon CP Byram cum Sutton CP	Fairburn CP Hillam CP	Monk Fryston CP South Milford CP
3	Barkston Ash CP Biggin CP	Church Fenton CP Huddleston with Newthorpe CP	Little Fenton CP Saxton with Scarthingwell CP	Sherburn in Elmet CP
4	Bilbrough CP Bolton Percy CP Catterton CP Grimston CP	Healaugh CP Kirkby Wharfe with North Milford CP Lead CP	Oxton CP Steeton CP Stutton with Hazlewood CP	Tadcaster CP Towton CP Newton Kyme cum Toulston CP
5	Acaster Selby CP Appleton Roebuck CP	Cawood CP Colton CP	Kelfield CP Ryther cum Ossendyke CP	Stillingfleet CP Wistow CP
6	Cliffe CP Escrick CP	North Duffield CP Riccall CP	Skipwith CP	Thorganby CP
7	Barlby with Osgodby CP	Selby CP		
8	Barlow CP Camblesforth CP Carlton CP	Drax CP Hemingbrough CP	Hensall CP Hirst Courtney CP	Long Drax CP Newland CP
9	Brayton CP Burn CP	Chapel Haddlesey CP Gateforth CP	Hambleton CP Temple Hirst CP	Thorpe Willoughby CP West Haddlesey CP
10	Ulleskelf CP			

3.21 The presentation included information about how sites were assessed through the draft Site Assessment Methodology, the housing and employment requirement figures for the District followed by detailed information about sites put forward in each of the Parish areas. The discussion included information about environmental and heritage designations as well as service provision, known infrastructure constraints and current planning permissions for each Parish. The Parish and Town Councils provided oral comments at the online events and their considered written responses to these online sites workshop events 2 weeks later.

Results of the Initial Consultation on the Sites

- 3.22 Local information and inaccuracies in the assessments regarding the sites were identified by the Parish and Town Councillors. The main concerns were local surface water flooding, flooding issues in the area/District, loss of open fields, impact on biodiversity, the scale of development and infrastructure constraints such as school capacity, sewerage capacity, mobile phone signal coverage and existing road infrastructure.
- 3.23 The Site Assessments and conclusions for each site were updated to reflect this local knowledge. The sites were considered in line with the emerging spatial strategy for the District as preferred sites in the Preferred Options consultation document. Three potential locations were identified to be the options for a new settlement Burn Airfield (BURN-G), Church Fenton Airfield (CFAB-A) and Land to the South of Cawood Road (STIL-D), and a possible settlement extension at Eggborough (EGGB-Y).
- 3.24 Using updated information on population levels and the range of services and infrastructure available in each settlement, as provided by the Parish and Town Councils in the biennial Parish Services Audit, a revised settlement hierarchy was determined and the settlements assigned to the appropriate new tiers. In addition to the 3 sites set out as a potential new settlement option, 43 sites were chosen as the preferred allocations for the Preferred Options consultation document based on the Site Assessment Methodology. This left 369 rejected sites. Responses were also sought on the sites, which at this stage had been rejected and the reasons for this.

4. Preferred Options (2021)

Executive Meeting

- 4.1 The Preferred Options Local Plan consultation document was considered and approved for consultation at the Executive meeting on 7 January 2021. <https://democracy.selby.gov.uk/ielistDocuments.aspx?Cid=139&Mid=1863&Ver=4> .
- 4.2 As stated above, within the Preferred Options Local Plan consultation document, summaries of the responses to the Issues and Options consultation were included in the green ‘What you told us’ boxes at the start of the relevant topic chapters. In addition, individual responses were provided and published on the Consultation Portal “Objective” at <https://selby-consult.objective.co.uk/kse/> to the 940 comments received on the Issues and Options document as well as to the 15 responses on the Sustainability Appraisal Scoping report and to the 8 responses on the Habitats Regulations Assessment Screening Report.
- “Site Assessments”
- 4.3 The initial assessments of the 412 sites which had been submitted through the Council’s call for sites exercise, were published as a full database and as individual sites profiles at the same time as the consultation on the Preferred Options Local Plan Consultation in January 2021 (see below). These assessments, alongside the Draft Site Assessment Methodology, set out why each site was either included as a preferred allocation or rejected. The “Call for Sites” remained open until the close of the Preferred Options consultation on 12 March 2021. A further 44 sites were submitted through the Preferred Options consultation, and these formed the basis of the Additional Sites Consultation in the summer of 2021.

Consultation on the Preferred Options

4.4 Consultation on the Preferred Options Local Plan took place between 29 January and 12 March 2021.

4.5 The consultation was adapted to take account of Covid-19 restrictions and the temporary legislation in place for consultations. Whilst copies of the consultation document and supporting material were not made available at deposit points due to Covid-19 restrictions, all the consultation documents and information was provided online, both on the consultation portal and on the Council's website <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-new-local-plan/selby-preferred-options>. The consultation documents included:

- Map book (PDF)
- Preferred Options Interactive Policies Map
 - This map includes all sites that have been submitted/ rejected.
 - For information on how to navigate and use our interactive map please see our how to guide
- Preferred Options Local Plan - Site Assessments
 - Site assessment methodology
 - Site assessment methodology Appendix D
 - Site assessment database
 - Individual site profiles
- Habitats Regulations Assessment (HRA)
- Landscape character assessment
- Landscape sensitivity study
- Gypsy & traveller accommodation assessment
- Strategic Housing Land Availability Assessment (SHLAA)
 - SHLAA – Appendix C – Parish Maps
 - SHLAA – Appendix C – Site assessment
- Housing and Economic Development Needs Assessment (HEDNA)

- Town centre, retail & leisure study
- Local landscape designation review
- Level 1 SFRA and Level 2 SFRA
- Highways (Stage 1)
- Spatial strategy paper
- Settlement hierarchy paper
- Strategic Countryside Gaps paper
- Sustainability Appraisal (SA)

Other evidence base documents were available on the Evidence Base webpages: <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-evidence-base>. Frequently Asked Questions related to the Local Plan and Preferred Options Consultation were also available: https://www.northyorks.gov.uk/sites/default/files/fileroot/planning_migrated/planning_policy/Frequently_Asked_Questions.pdf.

- 4.6 Paper copies of the Local Plan documents and comments forms were posted to any members of the public that requested them (9 requests were made). A dedicated Local Plan phonenumber was set up with an Officer available within office hours to answer any queries regarding the consultation, especially how to access the document or help on how to provide responses through the Council’s consultation portal.
- 4.7 The various stakeholders and members of the public registered on the Consultation portal and in a database of those considered relevant to be informed were notified by email or letter (for those without email) of the opportunity to be involved and provide comments on the Preferred Options consultation document and supporting documents. This included stakeholders, developers, planning agents and landowners, hard to reach groups, specific consultees, the local MP and the neighbouring Local Planning Authorities and neighbouring Parish Councils. All Selby Parish and Town Councils were advised of the consultation and asked to display a poster (which was provided) advertising the consultation and the opportunity to be involved.
- 4.8 The consultation was advertised by a Statutory notice in the Selby Times and Goole Times on 28 January 2021, and with a dedicated article in the Selby Times on 25 February 2021. The press release was also provided to: York Press, BBC Radio York, BBC online, York Mix, Press Association, ITV Calendar. Wetherby News, Minister FM, Yorkshire Post, Pontefract and Castleford Express, Viking FM, Ridings FM, BBC Radio Leeds and BBC Radio Humberside. The Council produced an animated video which was available on the New Local Plan website as well as being used within the social media announcements by the Council. The Council’s website news pages advertised the consultation events and the Council’s social media streams (Twitter and Facebook) were used twice a week as shown below:

Twitter	views of animation film	impressions	engagements
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29 January 2021	144	885	18
1 February 2021	115	765	25
8 February 2021	-	747	4
12 February 2021	183	1952	20
15 February 2021	-	1322	43
19 February 2021	352	3122	40
23 February 2021	112	808	11
25 February 2021	98	798	11
1 March 2021	123	940	6
4 March 2021	89	771	9
8 March 2021	140	869	25
11 March 2021	80	600	8

Facebook	reached	engagements
29 January 2021	2141	270
1 February 2021	1059	63
6 February 2021	1267	145
8 February 2021	1988	99
12 February 2021	1245	198
15 February 2021	507	11
19 February 2021	810	15
23 February 2021	1512	57
25 February 2021	675	12
1 March 2021	1448	109
4 March 2021	686	21
8 March 2021	609	29
11 March 2021	695	29

Facebook Event	Reached	Responses
11 February 2021	3058	58

16 February 2021	3269	55
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Linked In	Impressions
29 January 2021	508
5 February 2021 (article)	446
26 February 2021	329
3 March 2021	329
11 March 2021	83

Parish Councils – the Council provided information for Parish and Town Councils to include on their websites and social media channels on 5 February and repeated 26 February 2021.

York Mumbler advertising – online Facebook group for local families. During the first week of the consultation the web page with the advert on received 1,400 page views

York Press & Sponsored content

- Sponsored articles on the York Press website – which has around 850k unique virtual browsers per month. These articles also appear on York Press social media – their Facebook page which has almost 43k audience, Twitter 65k.
- Digital display advertising on a network of websites over several weeks targeted to our geographical area. The Local Plan message will have 92,500 opportunities to be seen online with more than 30 hours of exposure. This also provides 80,000 display impressions alongside the Facebook posts. Print adverts in the Press – daily readership of 25k

- 4.9 Every household in the District’s postcodes was sent a leaflet providing details of where to find further information on the Preferred Options Local Plan consultation and how to be involved. A total of 41,999 leaflets were distributed during the consultation period.
- 4.10 Two public meetings were held online via Microsoft Teams on 11 and 16 February 2021 at 6.30pm. The purpose of these sessions was to provide information about the Local Plan including the proposed preferred sites. These sessions also provided members of the public with a chance to ask

questions. The questions and answers were published following the meetings on the Council's website and can be viewed in Appendix 2. Approximately 50-60 members of the public attended each session.

4.11 In addition to the public meetings, five virtual meetings were also undertaken for Parish and Town Councils to ask questions about the Local Plan and the preferred and rejected sites. The following main issues were discussed at the Parish Council meetings:

Meeting on 2 February (16 attendees):

- New settlement options:
 - Burn - impacts on existing settlement
 - Church Fenton and HS2
 - Stillingfleet – flood zone, A19 impacts
- Settlement hierarchy
 - the services and facilities – use of the biennial Parish Services survey
- Thorpe Willoughby sites – access roads to preferred allocations
- Boundary concerns between Thorpe Willoughby and Hambleton Parishes
- Interactive maps need to be more prominent on the Council's website

Meeting on 3 February (4 attendees):

- Cross Hills Lane
- Industrial Chemicals site and demolition of buildings, potential contamination
- Design of new development, sustainable designs
- Strategic Countryside Gaps – clarification of terminology
- Preferred and rejected sites
- Working from home and changes to work patterns
- Conversions

- Minimum space standards and self-build
- Climate change and renewable energy

Meeting on 4 February (5 attendees):

- Tadcaster and the potential development sites
 - Green Belt
 - Redevelopment of the town centre
- The New Settlement / village extension choices
 - the potential impact on existing villages
 - infrastructure impacts and requirements
 - re: CFAB-A the link with Leeds Bradford Airport
 - employment needs
 - Eggborough as a mixed-use site including employment and retail
- Flooding concerns
- Neighbourhood Plans
- Infrastructure - highways, education, health, utility providers
- Settlement hierarchy and the preferred allocations and rejected sites
- Appleton Roebuck – dwelling figures for site to be clarified
- Hensall – ground stability, flooding, sewage infrastructure issues and road safety concerns

Meeting on 9 February (31 attendees):

- flooding and drainage
- infrastructure

- Strategic Countryside Gap changes, and could a new Strategic Countryside Gap be designated with the new settlement?
- Viability and deliverability of new settlement
- Highways improvements and mitigations for the new settlement
- The preferred allocations and rejected sites and that choices could change following this consultation
- The need for a Travellers site
- Timing of consultation

Meeting on 10 February (11 attendees):

- Eggborough - Parish boundary is wrong. Part of site EGGB-Y lies within Kellington parish. This is also prime agricultural land. Concerned that new site will merge Kellington and Eggborough
- Eggborough – requested details of the Knottingley relief road
- Hillam - HILL-A why is this coming forward now? And if it is delivered straight away, what happens to Hillam for the next 20 years? There have been lots of objections to this site when it's been subject to planning application. (It was explained this site was being progressed rather than others, as the village is surrounded by Green Belt)
- Bolton Percy – discussion on what is meant by windfall development. Concerns re incremental growth of smaller villages and particularly the impact this can have on flooding
- Development limits removal will lead to more growth and won't be used as a backstop

Results of the Preferred Options Consultation

- 4.12 Consultation on the Preferred Options Local Plan was widely publicised through social media and press releases which led to a total of 17,040 views on web pages during the consultation period. In the first week of the consultation there were 4,578 views which made it the Council's most visited website page by a significant amount. The Local Plan animation was viewed 994 times via Twitter, with 7908 impressions (how many times it has been seen).
- 4.13 A total of 5001 representations made by 1226 consultees were received and logged on the Council's Consultation portal (Objective) to the Preferred Options consultation document. Some representations were as a result of local residents providing a letter/form to their neighbours asking them to respond to the consultation, whilst others were a result of information posted on local Facebook pages. Where people had provided responses to such

mailshots, the Planning Policy Team contacted the respondents to ensure that they were aware that it was the Local Plan that they were providing comments on, and to advise them on the Privacy Statements under the General Data Protection Regulations.

- 4.14 The Council considered the comments made and provided responses to the issues raised as well as making any necessary changes to the policies in light of the comments. All comments and the Council's responses are available on the Consultation Portal (Objective) which can be viewed here: <https://selby-consult.objective.co.uk/kse> A summary of the comments made together with how the Pre-Submission Publication Local Plan has been prepared in response to these comments are set out in Appendix 3 (policies) and Appendix 4 (preferred allocations). Very brief summaries of the comments on the new settlements, strategic and large development sites as well as the main policy issues and the sites themselves are set out below.

Preferred Options consultation – Brief Summary of responses: New settlements, strategic and large development sites

[Land to the south of Escrick Road, Stillingfleet \(STIL-D\)](#)

- 4.15 365 responses were received to the potential new settlement between Escrick and Stillingfleet, the vast majority of which were objections. The main issues raised were as follows:
- The development of a large greenfield site (particularly when the other 2 new settlement proposals are located on brownfield land) and the loss of agricultural land
 - The already-congested A19 and the impact that this proposal would have on the road network
 - The loss of ancient woodland habitats

[Former Burn Airfield, Burn \(BURN-G\)](#)

- 4.16 96 responses were received to the potential new settlement at Burn, comprising a mix of support and objections. It should be noted that a significant proportion of supports were submitted by those objecting to STIL-D. Comments in support can be summarised as follows:
- The site is previously developed
 - Burn is located close to Selby which has existing infrastructure, including bus and rail connections
- 4.17 The objections to the site raised the following issues:
- The site is located within an area of high flood risk
 - The airfield provides important local recreational opportunities
 - The A19 is narrow and is often closed in the winter due to flooding

Land at Church Fenton Airbase, Church Fenton (CFAB-A)

- 4.18 78 responses were received to the potential new settlement at Church Fenton and comprised a mix of comments of support and objection. It should be noted that a significant proportion of supports were received from those objecting to site STIL-D. The comments of support are summarised below:
- The site is brownfield
 - There are employment opportunities located close by
 - The site is well-located close to the A1 and with rail links to both York and Leeds
 - The site is located close to existing shops and services in Sherburn in Elmet
- 4.19 Objectors to the proposal raised the following concerns:
- The area is at risk of flooding
 - The village of Church Fenton doesn't have the necessary infrastructure to support such a proposal and it will create much greater volumes of traffic through the village
 - The surrounding country lanes are not suitable to support such a proposal

Land west of Kellington Lane, Eggborough (EGGB-Y)

- 4.20 102 responses were received to the proposed village extension to Eggborough, the vast majority of which were objections. Concerns were raised regarding the following issues:
- Concerns over doubling the size of Eggborough
 - The fact that the site experiences surface flooding
 - The site is greenfield and currently in agricultural use
 - The wildlife implications of its development
 - Infrastructure implications, particularly on existing sewerage and drainage systems
 - Traffic implications, including on J34a of the M62

Low Street, Sherburn in Elmet (SHER-H)

- 4.21 22 responses were received to site SHER-H, comprising a mix of supports and objections. There was a general concern over the level of housing development experienced in recent years in Sherburn in Elmet and a lack of corresponding investment in infrastructure. However, some respondents agreed that the site was the most sensible location for further housing and that it was well-placed for employment opportunities and road/rail connections.

Cross Hills Lane, Selby (SELB-BZ)

- 4.22 59 responses were received to site SELB-BZ, the majority of which were objections. Concerns were raised regarding the development of greenfield land, habitat loss, flooding, the impact on traffic and local roads and the overall viability / deliverability of the site.

Rigid Paper, Selby (SELB-AG)

- 4.23 21 responses were received to site SELB-AG, the majority of which supported the redevelopment of this brownfield site. However, viability issues were raised relating to flooding and contamination.

Industrial Chemicals, Selby (SELB-B)

- 4.24 10 responses were received to site SELB-B, the majority of which supported the redevelopment of this brownfield site. However, viability issues were raised regarding contamination of the site.

Land at Mill Lane, Tadcaster (TADC-I)

- 4.25 20 responses were received to site TADC-I, the majority of which were in support of the redevelopment of this site. Notwithstanding this, some concerns were raised regarding flooding and the impact on car parking in the town.

Olympia Park, Selby (SELB-CA)

- 4.26 22 responses were received to site SELB-CA, most of which were in support of the site and favoured the redevelopment of brownfield sites such as this over greenfield. A number of respondents also suggested the site be reconsidered for mixed use development, including an element of residential.

Gascoigne Wood, Sherburn in Elmet (SHER-AA)

- 4.27 14 responses were received to site SHER-AA and represented a mix of supports and objections. There was some concern that the development of the site would place further strain on the road network around Sherburn; that it currently has an unsuitable site access; that the site requires substantial investment and is therefore unlikely to come forward until the later years of the plan period; and that its location away from the main settlement means that its redevelopment doesn't necessarily accord with the proposed spatial strategy.

Preferred Options consultation - Brief Summary of responses: Policy Approach

- 4.28 With regard to the preferred policy approach, the greatest proportion of comments were received on the spatial approach; Development Limits; climate change; housing distribution; and the approach to windfalls (unplanned housing development).

Question 12: Spatial Approach

- 4.29 A greater number of respondents disagreed with the spatial strategy than agreed. Comments are summarised as follows:
- The plan provides for more than the legal minimum housing required which is not appropriate and will destroy the countryside
 - The housing figure is low and unambitious given the district's location in the Leeds City Region and close to large urban areas
 - Historic housing delivery rates indicate that the housing target should be higher
 - A higher housing figure is required to encourage economic growth and re-balance commuting patterns
 - A 20% buffer to the housing figure should be applied instead of 5%, to ensure that the plan is future-proofed

- Housing should be concentrated near employment centres, i.e. Selby, Barlby and Tadcaster
- New development should be located close to railway stations
- Allocations should be concentrated in Selby, Tadcaster and Sherburn in Elmet
- There needs to be a focus on the development of brownfield sites rather than greenfield sites
- No further development should be directed to Sherburn – the level of infrastructure and services has not kept pace
- The failure of the District’s 3 towns to deliver sufficient housing indicates an over-reliance on these settlements, particularly Selby and Tadcaster. A re-think of the spatial strategy is required.
- Further sites should be allocated to encourage the growth of Tier 1 and Tier 2 villages
- Support the suggestion that development will be supported in smaller villages to ensure their long term viability
- A large element of the growth should be met in existing settlements rather than in a new town
- The fundamental aim of the spatial strategy should be to direct development to areas of low flood risk
- The location of the potential new settlements are not suitable – they are remote from existing community infrastructure. These settlements need to meet the Council’s own tests – being close to existing centres, jobs and transport links
- A new settlement is not the most sustainable option and development should be directed towards existing settlements
- Concern that new settlements are not large enough to be viable
- Further employment land should be allocated to promote economic growth, particularly in respect of increasing the variety of employment sites in respect of both scale and location
- The preferred spatial strategy for employment land does not optimise the excellent motorway connections that exist within the District
- Employment allocations do not reflect regional growth aspirations

Question 14: Development Limits

- 4.30 A greater number of respondents supported the preferred approach to development limits than not. Comments are summarised below:
- Several respondents supported the principle of development limits for Tier 1 and Tier 2 villages
 - Development limits should not be drawn too tightly around settlements
 - The boundary of development limits should be clear and defensible, indicated by roads / physical boundaries rather than private rear gardens
 - All settlements should have the development limits removed and a criteria- based approach. There is no sense in allowing small developments adjoining smaller villages, but not in settlements higher up in the settlement hierarchy
 - The use of development limits is outdated and not required by the NPPF
 - A flexible approach should be taken to development limits in Selby and Tadcaster given the historic under-delivery of housing
 - A number of comments objected to the removal of development limits for smaller villages

Question 21: Climate Change

- 4.31 The preferred approach to climate change was supported in principle by the majority of respondents, subject to the following comments:
- The objective for a carbon neutral economy is not embedded in the vision for the district
 - The plan should be trying to minimise car journeys. Contradictions exist – by building new development in rural locations, car journeys are increased
 - Several of the policy requirements have viability implications for some sites
 - Whilst the provision of vehicle charging points in new developments were generally supported it was suggested that the plan should acknowledge that there are specific costs associated with meeting this requirement
 - Whilst Future Homes Standards were supported it was highlighted that there are difficulties and risks associated in the delivery of homes given the immaturity of supply chains in the production and installation of heat pumps
 - Home insulation measures appear to be missing – heat loss is a big contributor to climate change in the district
 - There should not be an outright presumption against all renewable energy in sensitive landscapes
 - The preferred approach should be supplemented by further information on existing and emerging technologies and infrastructure which are likely to come forward during the plan period

Question 43: Housing Distribution

- 4.32 A range of comments were provided on the preferred distribution of housing allocations which have been summarised below:
- The Council should proceed with a higher housing target to meet the ambitious economic growth proposals
 - The plan should allocate more housing sites as a buffer – the 5% buffer is not large enough
 - The historic rate of completions indicates that the housing target should be more ambitious
 - There is concern from a number of respondents regarding the over-reliance on the new settlement. Significant work is still required to confirm whether any of these sites are viable and the assumed build out rates are overly ambitious
 - The spatial distribution of housing should prioritise the development of brownfield land
 - Advocate an approach which proposes the delivery of housing across a greater number of smaller sites, which will involve fewer infrastructure constraints
 - Disagree with the exclusion of smaller villages from housing allocations
 - The distribution of development in Tier 1 and Tier 2 villages seems inconsistent with the aims of the settlement hierarchy – there are too many villages with no allocations or very small allocations

- Housing delivery is largely predicated on the timely delivery of four major sites (SELB-B, SELB-BZ, EGGB-Y, and the new settlement) which account for some 62% of all allocated housing sites in the plan. Each of these sites has known constraints (e.g., existing industrial uses, flood risk, etc.) and/or major infrastructure requirements
- Continuing to rely on the supply of housing in Selby is not an effective spatial distribution approach
- The Preferred Options document seeks to reallocate sites in Tadcaster which have failed to deliver and have notable issues relating to ownership; these issues have been ignored in the specific site assessments of the preferred options
- Tadcaster, as a Local Service Centre and second on the settlement hierarchy should be allocated significant housing numbers to reflect the highly sustainable location and strategic location
- Development in all villages should exclude large scale developments, or multiple smaller ones, which significantly increase their size.

Question 44: Windfall Developments

4.33 The policy received a mix of responses, with those that broadly supported the approach subject to some amends and those that objected to the proposed approach. A summary of comments is provided below:

- Windfall development has been stifled, so the policy is welcomed
- There is no justification given for the arbitrary limit of 5 dwellings
- Small scale development should not be at the expense of rural exception sites
- Tier 1 and Tier 2 villages should have the ability to allow small developments adjacent to development limits – opportunities for small scale development in smaller villages is likely to provide greater flexibility and opportunities than will be achieved in higher order settlements
- Concern over removing the development limits in smaller villages and allowing a criteria based approach provides a weaker set of subjective criteria
- The inclusion of the words ‘within a continuous frontage’ are unnecessary
- Further guidance is required to explain what is meant by the main built up area
- There should be more flexibility to consider proposals outside development limits
- Development limits should remain and the provision of development adjacent to existing built form should not be allowed
- Natural England would welcome specific reference to the need to avoid windfall development in proximity to sensitive designated sites

Preferred Options consultation - Brief Summary of responses: Preferred Allocations

4.34 The 45 sites identified as the Council’s Preferred Allocations elicited responses both in support and not in support of the allocation. Responses in support of the sites were received from the various landowners / agents who, in many cases provided clarification and further detail or information to support their site as an allocation. Comments in support of sites were also received from local residents. Infrastructure and service providers as well as specific consultees often supported the site provided requests for policy wording changes to meet their operational needs or to mitigate potential impacts arising

from the development of the site were taken on board. This included educational needs and the need for investigations and assessments (eg: archaeology, historic built environment, environmental and biodiversity, contamination etc).

4.35 Those not in support of allocations were often local residents and landowners and agents of rejected sites. However, infrastructure and service provider consultees also provided suggested changes to meet their specific concerns or reasons why they did not support the site for allocation. Common issues raised for many of the preferred allocations include:

- Build new homes in the existing towns such as Selby and not in the villages
- The site is within the green belt
- Build on brownfield sites before greenfield sites
- Loss of productive / high grade agricultural land
- Infrastructure concerns:
 - Sewerage capacity issues
 - School capacity
 - Road safety and capacity of the roads, accesses to the sites
 - Pedestrian safety
- Service information is incorrect for public transport, village shop, doctors etc
- Heritage impacts
 - Proximity to heritage assets
 - Setting
 - Design of new development
- Environmental impacts
 - Proximity to protected areas / habitats
 - Loss of hedgerows and trees
- Flooding concerns
- Loss of views / residential amenity
- Anti-social behaviour / crime rates increasing
- The site assessment information is incorrect

Preferred Options consultation - Brief Summary of responses: Rejected Sites

- 4.36 The issues raised on the 122 rejected sites that received comments were mainly a response from the landowners / agents of these sites stating why their site should be allocated in preference to other sites chosen as allocations. A few sites did gather more than one comment. The sites and the number of comments received and whether the Council has changed its decision to reject the site are set out in Appendix 5. In summary, all rejected sites remain rejected apart from AROE-K, EGGB-S, HAMB-F, HEMB-G, HENS-P, OSGB-D which became draft Allocations in the 2022 Pre-Submission Publication Local Plan.

Further Consultations on the New Settlement and Urban Extensions

- 4.37 A series of online workshops specifically to present in further detail the new settlement options and the urban extensions to infrastructure stakeholders took place in May 2021. For each site the site promoters provided details of their masterplan and any technical evidence. This was then followed with a question-and-answer session about the proposals. Separate meetings were also provided to the NHS providers and Natural England who were unable to attend these workshops. Those present at the meetings included: North Yorkshire County Council, City of York Council, Wakefield Council, Homes England, Highways England, Historic England, Environment Agency, NHS Vale of York CCG, Scott Road Medical Centre, and Posterngate Surgery. An outline of the key issues discussed is provided below:

Heronby – 5 May 2021

- 4.38 Discussions centred around: Heron Wood (ancient woodland), sewer capacity, highways issues, primary care, education provision, delivery rates, flooding, design of housing, phasing

Church Fenton - 5 May 2021

- 4.39 Discussions centred around: Education provision, the environment, biodiversity net gain for direct and indirect habitat loss including a possible compensation area for certain species of birds, SuDs, cycle routes, junction capacity, heritage impacts, design of site.

Burn – 18 May 2021

- 4.40 Discussions centred around: extra care, flooding, design of the site, density of dwellings, highways improvements, capacity and traffic generation, Transpeninne trail, cycle infrastructure, education provision,

Cross Hills Lane 27 May 2021

- 4.41 Discussions centred around: adult and social care, flood risk, highways, education provision, heritage and archaeology, ecology, biodiversity net gains, healthcare provision,

Eggborough – 27 May 2021

4.42 Discussions centred around: adult and social care, renewable / low carbon technologies, future homes standards, highways issues, sustainable transport, pedestrian and cycle connections, ecology, biodiversity net gain, education provision, primary care.

5. Additional Sites (2021)

Consultation on the Additional Sites

- 5.1 The 'Call for Sites' remained open until the end of the Preferred Options consultation on 12 March 2021. A further 44 sites were submitted through the Preferred Options consultation. These formed the basis of the Additional Sites Consultation between 2 August 2021 to 5:00pm on 13 September 2021.
- 5.2 The Additional Sites consultation was adapted to take account of Covid-19 restrictions and the temporary legislation in place for consultations. Paper copies of the consultation document and supporting material were made available at deposit points, however opening times were still limited due to Covid-19 restrictions.

Library	Days	Opening Times
Barlby Library Howden Road Barlby YO8 5TE	Tuesday / Wednesday / Friday Saturday	2-4pm 10-12 noon
Selby Library 52 Micklegate Selby YO8 4EQ	Monday Tuesday / Wednesday / Friday Thursday Saturday	9:30-7:30pm 9:30-5:30pm 9:30-12:30pm 9:30-12:30pm
Sherburn in Elmet Library Finkle Hill Sherburn in Elmet LS25 6EA	Monday / Tuesday / Thursday Friday Saturday	9:30-5pm 9:30-1pm 9:30-12:30pm
Tadcaster Library 8 Station Road Tadcaster	Monday / Tuesday / Wednesday Thursday / Friday Saturday	2-6pm 9-1pm 10-12 noon

Library	Days	Opening Times
LS24 9JG		

5.3 All the consultation documents and information was provided online, both on the Council’s consultation portal and on the Council’s website: <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-new-local-plan/selby-additional-sites-consultation> where those commenting were asked to provide their representations through the consultation portal (Objective). The consultation documents included:

- Additional Sites Consultation document
- Map book (PDF)
- Additional Sites Interactive Policies Map. This map includes all sites that have been submitted/ rejected as well as the Additional Sites
- Additional Site Assessments Database
- Individual site profiles

5.4 The various stakeholders and members of the public registered on the Consultation portal and in a database of those considered relevant to be informed were notified by email and letter (for those without email) of the opportunity to be involved and provide comments on the Additional Sites consultation document and supporting documents. This included stakeholders, developers, planning agents and landowners, hard to reach groups, specific consultees, the local MP and the neighbouring Local Authorities and neighbouring Parish Councils. All Selby Parish and Town Councils were advised of the consultation and asked to display a poster (which was supplied) advertising the consultation and the opportunity to be involved.

5.5 Paper copies of the Additional Sites consultation document and comment form were posted to any members of the public that requested them (3 requests were made). A dedicated Local Plan phonenumber was set up with an Officer available within office hours to answer any queries regarding the consultation, especially how to access the document or how to provide responses.

5.6 A Notice was placed in the Selby Times and Wetherby Times on 29 July 2021, and the Council’s website and social media was used to advertise the opportunity to be involved with the following results:

Twitter	Impressions	Engagements
2 August 2021	721	38

Twitter	Impressions	Engagements
10 August 2021	536	26
19 August 2021	565	16
25 August 2021	635	15
9 September 2021	526	16

Linked In	Impressions
2 August 2021	388
31 August 2021	260

Facebook	Reached	Engagements
2 August 2021	6153	1293
9 August 2021	600	17
10 August 2021	1251	94
19 August 2021	3532	507
25 August 2021	2630	262
1 September 2021	719	13
9 September 2021	2401	199

- 5.7 Three online / virtual public meetings were arranged for members of the public and stakeholders to attend by registration. The purpose of these sessions was to provide information about the Local Plan including the proposed “preferred additional” sites. These sessions also provided members of the public with an opportunity to ask questions. They took place at 6:00pm on 3 August, 10 August and 2 September 2021. Questions were raised via the chat function in Microsoft Teams and responses to the questions were provided either through the chat function or verbally by the presenting officers. A schedule of questions raised and a summary of the answers provided was published following the meetings on the Council’s website and can be seen in Appendix 6.
- 5.8 An online / virtual meeting for the Parish and Town Councils took place on 29 July 2021. This provided the Parish and Town Councils with the opportunity to see the additional sites and to ask any questions before providing their responses.

Responses to the Additional Sites Consultation

- 5.9 A total of 187 responses made by 89 consultees were received and logged on the Council’s Consultation portal (Objective) to the Additional Sites consultation document. The comments received included information on local biodiversity, localised flooding issues, surface water concerns, highways issues, infrastructure concerns and design concerns. These comments were considered alongside the Preferred Options consultation comments and

considered in the preparation of the Pre-Submission Publication Local Plan document. The representations and Council's responses to them were published on the consultation portal at <https://selby-consult.objective.co.uk/kse> at the Pre-Submission Publication consultation stage.

- 5.10 Questions 1-7 were for comments on the Council's additional seven Preferred Sites. Following the Council's consideration of the comments made on the Additional Sites Preferred Sites, two sites (SELB-CT and THRP-X) were not taken forward as Allocations in the Pre-Submission Publication Local Plan (2022): SELB-CT because it was subsequently been granted planning permission; and THRP-X because vehicular access can only be obtained from a 3rd party or through a site not allocated in the plan. For the remaining five additional preferred sites, changes were made to the site policies in response to the comments made. A summary of the comments made to the additional Preferred Sites and the Council's response is set out in Appendix 7.
- 5.11 Question 8 was for responses on the additional sites that have been rejected. The responses were mainly from agents / landowners, some to support their site to be an allocation, others agreeing with their site being rejected. There was also some support for the Council's decisions regarding the rejection of the site as an allocation. For the majority of cases, there was no further information supplied that would alter the decision to reject the site as the result of the assessment of the site through the site assessment methodology. However, for two rejected sites (EGGB-AB and EGGB-S) the Council suggested changes be made to the 2022 Pre-Submission Publication document:
- EGGB-AB has been designated as an existing employment area through policy EM2. This means that the site has been identified as one of the District's most important existing employment sites which should be protected and safeguarded from competing uses. The evidence from the Housing and Economic Development Needs Assessment suggests that there is a sufficient supply of employment land in the District for the Local Plan period. However, the Council recognises that there are key remaining opportunities for the redevelopment of Olympia Park, Gascoigne Wood Interchange and the remaining element of the former Eggborough Power Station which represent strategic brownfield sites with unique rail infrastructure. Beyond these sites, however, the Local Plan is not seeking to allocate any additional sites for employment purposes. Therefore, the site remained rejected as an allocation in the 2022 Pre-Submission Publication document.
 - EGGB-S is an allocated site at Publication 2022. This is in response to further information put forward by the agent.
- 5.12 A summary of the responses received to the rejected sites and the Council's decision are set out in Appendix 8.

6. Evidence Base Documents (2021)

Consultation on the Evidence Base Documents

- 6.1 To ensure that they were subject to the same level of scrutiny as other evidence base documents previously published, the following Evidence Base documents that support the decisions for the policy direction of the Selby Local Plan were available for comment from 3 September to 5:00pm on 15 October 2021:

- Green Belt Review (2021),
- Green Space Audit (2021),
- Local Plan and CIL Viability Report (2021), and
- Indoor and Outdoor Sports Facilities Assessment (2021).

6.2 The consultation documents and further information were provided online, both on the Council’s consultation portal and on the Council’s website: <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-new-local-plan/selby-evidence-base-documents-consultation> where those commenting were asked to provide their responses through the consultation portal (Objective).

6.3 The various stakeholders and members of the public registered on the Consultation portal and in a database of those considered relevant to be informed were notified by email and letter (for those without email) of the opportunity to be involved and provide comments on the Evidence Base documents. This included stakeholders, developers, planning agents and landowners, hard to reach groups, specific consultees, the local MP and the neighbouring Local Authorities and neighbouring Parish Councils. All Selby Parish and Town Councils were advised of the consultation and asked to display a poster (which was supplied) advertising the consultation and the opportunity to be involved.

6.4 Paper copies of the documents and comment forms were available to be posted to any members of the public that requested them (0 requests were made). A dedicated Local Plan phonenumber was set up with an Officer available within office hours to answer any queries regarding the consultation, especially how to access the documents or how to provide responses.

6.5 The Council’s website and social media was used to advertise the opportunity to be involved with the following results:

Twitter	Impressions	Engagements
3 September 2021	438	11
8 September 2021	477	11
15 September 2021	463	9
23 September 2021	396	11
29 September 21	346	4
5 October 2021	417	10
14 October 2021	462	10

Facebook	Reached	Engagements
3 September 2021	1173	34

8 September 2021	813	19
15 September 2021	700	6
23 September 2021	966	16
29 September 21	1119	20
5 October 2021	1250	58
14 October 2021	892	23

Results of the Evidence Base Documents Consultation

- 6.6 A total of 65 representations were received from 39 consultees and logged on the Council’s Consultation portal (Objective) to the Evidence Base consultation document. The main issues raised are summarised and set out in Appendix 9. Comments were made on each evidence base document and changes were made as appropriate.

7. Pre-Submission Publication (2022)

Executive Meeting

- 7.1 The Preferred Options representations and all the previous representations from each of the consultation stages, together with the further evidence informed the visions and objectives, spatial approach, policies and allocations in the Pre-Submission Publication Local Plan (2022). Appendices 3 and 4 set out the comments made at the Preferred Options consultation and the Council’s responses to these comments. This also includes changes made as necessary to produce the Local Plan consultation document for the Pre-Submission Publication consultation in 2022.
- 7.2 The 2022 Pre-Submission Publication Local Plan consultation document was considered and approved for consultation at the Executive meeting on 4 August 2022. <https://democracy.selby.gov.uk/ieListDocuments.aspx?Cid=139&Mid=3295&Ver=4>.
- 7.3 The timescale for the preparation of a new Local Plan was, at that time set out in the Council’s Local Development Scheme (LDS, 2022-2024) which can be found here <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-new-local-plan/selby-local-development-scheme> and was brought into effect by resolution of Full Council on 27 September 2022 (<https://democracy.selby.gov.uk/ieListDocuments.aspx?Cid=254&Mid=3291&Ver=4>).

Consultation on the Pre-Submission Publication Local Plan 2022

- 7.4 Consultation on the Pre-Submission Publication Local Plan 2022 took place between 26th August and 7th October 2022. However, due to the passing of Her Majesty Queen Elizabeth II and the associated period of national mourning, the consultation period was extended to 28th October 2022.

7.5 All the consultation documents were available online both on the consultation portal <https://selby-consult.objective.co.uk/kse/> and on the Council's website <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-new-local-plan/selby-publication-local-plan>. As well as the 2022 Pre-Submission Publication Local Plan document itself, the consultation documents included the Policies Map, Sustainability Appraisal and Habitats Regulations Assessment as well as Supporting Documents, Evidence Base Reports and Background Papers. Other evidence base documents were available on the Evidence Base webpages: <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-evidence-base/market-town-study-focused-engagement>. A representation form (comment form), Guidance Notes and Frequently Asked Questions were also available.

Consultation documents

- Pre-Submission Publication Selby District Local Plan (August 2022)
- Policies Map - Interactive Map (August 2022)
- Policies Map - Mapbook (August 2022)
- Sustainability Appraisal
- Sustainability Appraisal non-technical summary
- Habitats Regulations Assessment.

Supporting Documents

- Site Assessment Methodology (August 2022) and Site Assessment Methodology - Appendix C and D (August 2022)
- Individual Site Profiles (August 2022).pdf
- All submitted sites - Mapbook (August 2022).pdf

Evidence Base Reports

- Draft Duty to Cooperate Statement August 2022.pdf (please note an amendment has been made to paragraph 5.16 since the document was originally uploaded)
- Draft Infrastructure Delivery Plan (2022).pdf
- Draft Regulation 22 Consultation Statement (August 2022)
- Green Space Audit (August 2022)
- Gypsy and Traveller Accommodation Assessment (May 2018)
- Housing and Economic Development Needs Assessment (October 2020)
- Housing and Economic Development Needs Assessment Addendum (June 2022)
- Heritage Impact Assessment (August 2022)
- Indoor Sports Facilities Needs Assessment (April 2020)
- Indoor Sports Facilities Strategy (May 2020)

- Landscape Character Assessment (November 2019)
- Landscape Sensitivity Study (October 2021)
- Local Landscape Designation Review (December 2019)
- Playing Pitch Strategy - Assessment Report (November 2020)
- Playing Pitch Strategy - Strategy and Action Plan (April 2022)
- Selby Local Plan and CIL Viability Report (January 2021)
- Selby Local Plan and CIL Viability Addendum Report (August 2022)
- Stage 1 Green Belt Review (September 2021)
- Strategic Highway Model Stage 1 and Appendix B - Development Log
- Strategic Highway Model Stage 2 Transport Forecasting Report (August 2022)
- Strategic Flood Risk Assessment Level 1 (August 2022)
- Strategic Flood Risk Assessment Level 2 (August 2022)
- Town Centre and Retail Survey 2018 (January 2019)
- Town Centre, Retail and Leisure Study (November 2022)

Background Papers

- 1. Spatial Strategy Approach Background Paper (August 2022)
- 2. Settlement Hierarchy Background Paper (August 2022) and Appendix 1 - Full Survey of Settlements
- 3. Housing Background Paper (August 2022)
- 4a. New Settlements Background Paper (August 2022)
- 4b. New Settlement Supporting Evidence for 3 Settlements:
 - Church Fenton Airbase (CFAB-A) supporting documents
 - Burn Airfield (BURN-G) supporting documents
 - Heronby (STIL-D) supporting documents
- 4c. New Settlements High Level Transport Assessment (July 2021)
- 5a. Development Limits Methodology (August 2022)
- 5b. Development Limits Review (August 2022)
- 6. Approach to the Green Belt (Minor Amends) Background Paper (August 2022)
- 7. Safeguarded Land (Technical Paper) Background Paper (August 2022)
- 8. Flood Risk Sequential Approach Background Paper (August 2022)
- 9. Tadcaster Background Paper (August 2022)
- 10. Strategic Countryside Gaps Update Background Paper (June 2022)

7.6 The following consultation documents were printed and bound, and made available during opening hours at the Deposit locations:

- Pre-submission Publication Local Plan (and Policies Map)
- Sustainability Appraisal (including Appendices)
- Sustainability Appraisal Non-Technical Summary
- Habitats Regulations Assessment
- Site Assessment Methodology
- Individual Site Profiles (with maps)
- Comment forms
- Guidance Notes
- Frequently Asked Questions

7.7 The Deposit locations and opening times were:

Deposit Location	Days	Opening Times
Barlby Library Howden Road, Barlby YO8 5TE	Tuesday / Wednesday / Friday Saturday	2-5pm 10-12 noon
Selby Library 52 Micklegate, Selby YO8 4EQ	Monday / Tuesday Wednesday / Friday Thursday / Saturday	9:30-7:30pm 9:30-5:30pm 9:30-12:30pm
Sherburn in Elmet Library Finkle Hill, Sherburn in Elmet LS25 6EA	Monday / Tuesday / Thursday Friday Saturday	9:30-5pm 9:30-1pm 9:30-12:30pm
Tadcaster Library 8 Station Road, Tadcaster LS24 9JG	Monday / Tuesday / Wednesday Thursday / Friday Saturday	2-6pm 9-1pm 10-12 noon
Civic Centre Doncaster Road, Selby YO8 9FT	Monday / Tuesday / Thursday Wednesday Friday	8:30-5:00pm 10:00-5:00pm 8:30-16:30pm

7.8 A series of drop-in events and an online event were advertised and rescheduled as necessary due to the passing of HM Queen Elizabeth II. The questions raised at the live online event on 10 October 2022 and the Council’s responses to these questions are set out in Appendix 10.

Location	Address	Rescheduled date	Rescheduled time	Total Number of Persons attending	Main issues raised
The Barn, Tadcaster	St Joseph’s Street, Tadcaster	20 September 2022	3-7pm	23	<ul style="list-style-type: none"> - Mostly comments around the loss of the central area car park (TADC-H). - Alternative car parking options. - Comments on Butchers field site (TADC-AE).
Escrick Village Hall	Main Street, Escrick	23 September 2022	2-7pm	Approx 50	<ul style="list-style-type: none"> - Most, if not all, discussion was around Heronby new settlement.
Selby Town Hall	York Street, Selby	27 September 2022	3-7pm	5	<ul style="list-style-type: none"> - The Sirius solar farm between Burn and Carlton. - Heronby
Eggborough Village Hall	57 Selby Road, Eggborough	30 September 2022	3-7pm	Approx 70	<ul style="list-style-type: none"> - Mainly around Eggborough extension, but also on Kellington and Hensall, as well as interest in other settlements (to compare) - Infrastructure concerns regarding the sites.
Sherburn Old Girls School	18 Kirkgate, Sherburn in Elmet	11 October 2022	3-7pm	Approx 30	<ul style="list-style-type: none"> - Mainly around SHER-H - lack of infrastructure and services, - too much development already taken place in Sherburn in Elmet – no more needed.
Online event	n/a	10 October 2022	6:30-7:30pm	16 joined the event	<ul style="list-style-type: none"> - Mainly on the SEND school in Osgodby - Tadcaster car parking - Development limits <p>See table below</p>

7.9 Meetings were also held with Parish and Town Councils to advise them of the consultation, the main proposals for their area and how to make representations making it clear that this stage was the formal consultation stage. The Officers present answered the various queries and concerns raised by the Parish and Town Councils.

	Date / Revised Date	Main Issues raised
Tadcaster Town Council	12 August 2022	Discussion and support for the allocations in Tadcaster. Suggested the production of a leaflet for circulation in the town setting out the Local Plan, the allocations and how to be involved.
Escrick Parish Council	8 September 2022	Concerns regarding Heronby: transport modelling and accessibility onto the A19, housing and employment figures, infrastructure, consultation, impact on the environment (Moreby Wood), loss of agricultural land, Local Government Reorganisation.
Stillingfleet Parish Council	22 September 2022	Concerns regarding Heronby, impact on the environment, loss of agricultural land, transport and highways issues,
Eggborough Parish Council	26 September 2022	Concerns raised regarding the allocations in Sherburn and the lack of facilities. The access to SHER-H from the new housing site to the north being unachievable.
Selby Town Council	29 September 2022	Town Councillors were broadly in support of the proposals .

7.10 Following the suggestion raised by Tadcaster Town Council at the meeting on 12 August 2022, a series of summary leaflets specific to each Parish / settlement area were also produced and were available online and sent to the Parish and Town Councils for those settlements containing housing and employment allocations. The leaflets provided a brief explanation of the Local Plan, the Local Plan consultation process and how to find out further information including attending a drop-in event. The leaflets also set out the Policies Map for the settlement as well as a brief summary of the proposals in those locations. The leaflets are available at: <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/selby-planning-policy/selby-new-local-plan/selby-publication-local-plan> and were produced for:

- Appleton Roebuck
- Barlby and Osgodby
- Brayton
- Carlton
- Cliffe
- Eggborough
- Hambleton
- Hemingbrough
- Hensall
- Heronby
- Kellington
- Monk Fryston and Hillam
- North Duffield
- Riccall
- Selby
- Sherburn in Elmet
- Tadcaster
- Thorpe Willoughby
- Ulleskelf

- 7.11 The various stakeholders and members of the public registered on the Consultation portal and in a database of those considered relevant to be informed were notified by email or letter (for those without email) of the opportunities to be involved and how to provide comments on the 2022 Publication consultation document and supporting documents. This included stakeholders, developers, planning agents and landowners, hard to reach groups, specific consultees, the local MP and the neighbouring Local Planning Authorities and neighbouring Parish Councils. All Selby Parish and Town Councils were advised of the consultation. All these various stakeholders and members of the public registered on the consultation portal were subsequently informed of the changes to the dates of the drop-in events and the extension of the consultation period to 28th October 2022. The Deposit Locations, website and consultation portal were also updated as necessary.
- 7.12 Paper copies of the Local Plan documents and comments form were posted to any members of the public that requested them (1 copy was posted and 4 were collected from the drop-in events). A dedicated Local Plan phonenumber was set up with a Planning Officer available within office hours to answer any queries regarding the consultation, especially how to access the document or how to provide responses.
- 7.13 The consultation was advertised by a Statutory Notice in the Selby Times and Post, Harrogate Advertiser, Pontefract and Hemsworth Express and the York Press on 25 August 2022, and with a dedicated article in the Selby Times on 25 August 2022. The press release was also provided to: York Press, BBC Radio York, BBC online, York Mix, Press Association, ITV Calendar. Wetherby News, Minister FM, Yorkshire Post, Pontefract and Castleford Express, Viking FM, Ridings FM, BBC Radio Leeds and BBC Radio Humberside. The Council's website news pages advertised the consultation events and the Council's social media streams (Twitter, Facebook, Linked In and Instagram) were used as shown below:

Twitter	Impressions	Engagements	Detail Expands	Linked Second Thread tweet Impressions	Linked Second Thread tweet Engagements
26 August 2022	404	18	8	-	-
31 August 2022	399	19	4	-	-
2 September 2022	263	6	1	-	-
6 September 2022	323	10	-	-	-
7 September 2022	443	13	1	-	-
8 September 2022	783	11	2	-	-
20 September 2022	511	7	1	252	9
21 September 2022	369	2	1	203	4

Twitter	Impressions	Engagements	Detail Expands	Linked Second Thread tweet Impressions	Linked Second Thread tweet Engagements
22 September 2022	298	4	1	-	-
23 September 2022	411	8	4	186	3
26 September 2022	487	5	1	182	4
27 September 2022	583	10	1	190	6
28 September 2022	393	3	-	163	-
29 September 2022	199	1	-	-	-
30 September 2022	293	5	-	-	-
3 October 2022	246	4	-	-	-
6 October 2022	381	6	1	160	4
7 October 2022	199	1	-	-	-
10 October 2022	245	2	1	-	-
19 October 2022	288	3	-	-	-
21 October 2022	250	-	-	-	-
24 October 2022	260	6	-	-	-
27 October 2022	302	12	2	-	-

Facebook	People Reached	Post Engagements	Comments
26 August 2022	569	27	-
31 August 2022	870	104	13

Facebook	People Reached	Post Engagements	Comments
2 September 2022	333	1	-
6 September 2022	340	4	-
7 September 2022	963	35	-
8 September 2022	538	-	-
20 September 2022	683	3	1
21 September 2022	396	-	-
22 September 2022	389	-	-
23 September 2022	357	-	-
26 September 2022	350	-	-
27 September 2022	1295	3	-
28 September 2022	898	-	-
29 September 2022	904	3	-
30 September 2022	307	-	-
3 October 2022	315	-	-
5 October 2022	292	-	-
6 October 2022	386	-	-
10 October 2022	231	-	1
10 October 2022	1138	3	-
17 October 2022	846	2	1
19 October 2022	255	-	-
21 October 2022	415	-	-

Facebook	People Reached	Post Engagements	Comments
24 October 2022	578	1	-
27 October 2022	237	-	-

Linked In	Impressions	Reactions	Reposts	Click through rate
26 August 2022	457	10	5	4.38%
8 September 2022	272	1	1	4.78%
28 September 2022	356	2	0	1.97%
21 October 2022	412	7	1	2.91%
24 October 2022	231	0	0	2.16%
27 October 2022	218	1	1	1.38%

Instagram	Impressions	Likes	Profile Visit
29 September 2022	195	3	1
12 October 2022	196	1	1
19 October 2022	144	2	-
25 October 2022	171	2	-
27 October 2022	271	1	1

7.14 All the representations from the Preferred Options, Additional Sites and Evidence Base consultations together with the Council's responses to these representations were published at the 2022 Pre-Submission Publication consultation on the Council's consultation portal at <https://selby-consult.objective.co.uk/kse>

- 7.15 Representations were encouraged to be made directly via the web using the Consultation portal. However, the representation form and Guidance notes were also available to download and email to the localplan@selby.gov.uk email address. Those wishing to make representations were encouraged to read the guidance note and frequently asked questions.

Results of the 2022 Pre-Submission Publication Consultation (Regulations 19 and 20)

- 7.16 Consultation on the 2022 Pre-Submission Publication Local Plan was widely publicised through social media and press releases which led to a total of 26,239 total impressions and engagements across all social media platforms.
- 7.17 A total of 1811 representations made by 409 individual consultees were received and logged on the Council's Consultation portal (Objective) to the 2022 Pre-Submission Publication consultation document. A summary of the responses received to the 2022 Publication Plan and how they have been addressed in the Revised Publication Selby Local Plan 2024 is provided In Appendix 11.
- 7.18 The Heronby new settlement received the most responses at 202 individual consultees commenting on this one policy. In addition, 451 individuals sent emails regarding the Heronby new settlement to the Selby Local Plan email account. This led to some duplication with the responses logged on Objective. In addition, 52 individuals objecting to the Heronby new settlement proposal used a standard template format set up by the Halt Heronby Campaign group. This again led to some duplication. The representation from the Halt Heronby Campaign group itself also set out extensive comments which were accompanied by emails signed by 742 individuals. In addition and also with some duplication, a 573 signature petition against Heronby also by the Halt Heronby Campaign group was also received by the Council. Taking into account the duplication of names across the petition, additional emails and standard template, the Council received objections from an additional 291 people regarding Heronby.
- 7.19 The majority of responses to the Heronby New Settlement proposal were objections based on adverse traffic impact on the A19 and the wider local highway network, impact on the ancient woodland, impact on climate change, the loss of agricultural land and development of greenfield land. Concerns were also raised about the lack of access to employment opportunities and assertions that new housing should be sited in the more affordable areas of the district as this would help to deliver much needed affordable housing. Of particular note, the:
- City of York Council (CYC) raised concerns based on the highway modelling undertaken to inform the 2022 Publication Local Plan in relation to the Heronby site, stating that the duty to cooperate (DtC) has not been fulfilled, specifically in relation to the evidence base and cross boundary strategic matters.
 - National Highways raised concerns in relation to the A19/A64 trip rates, internalisation rates within the site and phasing of infrastructure improvements.
- 7.20 A total of 34 representations were received objecting to the Eggborough Urban extension site. Objections were on the basis that the village has already grown significantly, the housing provided will not be affordable to those working at the new employment sites, the loss of agricultural land, adverse impact on the highway network, flood risk, lack of local infrastructure and that the site is subsiding.

- 7.21 A total of 34 comments were received in relation to the site in Kellington for 60 dwellings (KELL-B) on the grounds of impact on freshwater pipes running under the site, flood risk, impact on the local highway network and lack of facilities.
- 7.22 A total of 21 responses were commenting on the Cross Hills Lane (SELB-BZ) proposal on the grounds of flood risk, viability, deliverability and impact on the local highway network. Many of these responses were from promoters putting forward an alternative spatial approach.
- 7.23 A total of 32 objections were received in response to the only proposed residential allocation in Sherburn in Elmet (SHER-H). Objections were primarily due to reference being made with links to Rochester Row (which was an error and will be removed in the next iteration of the plan). Other objections were raised in relation to the lack of community facilities and services.
- 7.24 Other concerns were raised in relation to other settlements. These were in relation the levels of development being proposed and the perceived lack of local facilities, including the villages of Appleton Roebuck, Hemingbrough, Hambleton and Osgodby.
- 7.25 Comments from the development industry were that the Housing and Economic Development Needs Assessment has been too pessimistic about future employment growth, given recent trends and therefore the Objectively Assessed Housing Need should be increased so it is more akin to recent delivery figures of around 500 dwellings per annum.
- 7.26 A number of proposed modifications were sought from Specific Consultees such as Historic England and Natural England in order to make policies sound. [Changes made to the Selby Local Plan for Revised Publication \(2024\)](#)
- 7.27 The responses received to the Publication consultation in 2022 have resulted in changes to the 2024 Revised Publication Selby Local Plan. The main differences between the Publication (2022) Plan and the Revised Publication Selby Local Plan (2024) in response to these comments are:
- the removal of the proposed new settlement known as Heronby (STIL-D) as an allocation and consequential change to spatial strategy approach. This is because the concerns of the City of York Council (CYC) and National Highways have yet to be resolved;
 - the addition of four further site allocations (EGGB-B (which also includes site EGGB-U), HAMB-A, HENS-A and NDUF-D) which have been able to be allocated due to previous concerns being addressed. The Local Plan continues to deliver the Plan’s visions and objectives by focussing most of the growth in locations which have a range of services and facilities in line with the Settlement Hierarchy with a buffer for flexibility, and
 - other revisions to policies in response to comments raised as part of the previous consultation stage in 2022.
- 7.28 The strategic approach recognises the opportunities to reuse brownfield sites in and regenerate Selby town centre and promote heritage-led regeneration at Tadcaster as well as supporting Sherburn in Elmet. It also continues to provide an expansion site on the edge of Eggborough with associated new community facilities to support the new employment growth at the former power station and former colliery site close by.
- 7.29 Focusing development in these areas with some development in lower order settlements commensurate with their scale and character, supports local services and protects the environmental assets of the Plan Area.

- 7.30 The Plan provides sufficient deliverable land to meet the higher identified housing needs in the 2020 Housing and Economic Development Needs Assessment (updated in 2022) which reflects an optimistic position, but plans positively for the long-term growth of the former Selby district area with a buffer for flexibility to respond to changes in the economy, without the need for either a new settlement or to take land out of the Green Belt.
- 7.31 Changes and updates have also been made as required to reflect latest evidence and guidance including to ensure consistency with the publication of the revised National Planning Policy Framework in December 2023. A number of other amendments have been made to address issues of accuracy, clarity and the findings of the Habitats Regulations Assessment. A summary of the responses received to the 2022 Publication Plan and how they have been addressed in the Revised Publication Selby Local Plan 2024 is provided In Appendix 11.

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Appendix 1: Summary of Comments Received to the Issues and Options Consultation and the Council's Response

Appendix 2: Preferred Options Consultation – Questions and Answers from the Live Public Events

Appendix 3: Summary of Comments Received to the Preferred Options Consultation - Policy Questions and the Council's Response

Appendix 4: Summary of Comments Received to the Preferred Options Consultation - Preferred Allocation Questions and the Council's Response

Appendix 5: Summary of Comments Received to the Preferred Options Consultation - Rejected Sites Question and the Council's Response

Appendix 6: Additional Sites Consultation - Questions and Answers from the Live Public Events

Appendix 7: Summary of Comments Received to the Additional Sites Consultation – Preferred Sites and the Council's Response

Appendix 8: Summary of Comments Received to the Additional Sites Consultation – Rejected Sites and the Council's Response

Appendix 9: Summary of Comments Received to the Evidence Base Consultation and the Council’s Response

Appendix 10: Pre-Submission Publication Consultation - Questions and answers from the Live Public Event

Appendix 11a: Summary of Representations Received to the Pre-Submission Publication Consultation (2022) – Policy and the Council’s Response

Appendix 11b: Summary of Representations Received to the Pre-Submission Publication Consultation (2022) – Sites and the Council’s Response

Appendix 11c: Summary of Representations Received to the Pre-Submission Publication Consultation (2022) – Policies Map and the Council’s Response

Appendix 12a: Sustainability Appraisal Representations to the Publication consultation 2022 and the Council’s Response 2024

Appendix 13: NE HRA Representation to the Publication consultation 2022 and the Council’s Response 2024