

# Sherburn-in-Elmet

# Land west of Finkle Hill

Design Vision • March 2025



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# Introduction

## A case for releasing land west of Finkle Hill

All settlements need to grow to sustain life and services. Service centres of the scale of Sherburn-in-Elmet in particular, require growth to ensure schools, local transport and local retail continue to benefit from the patronage of a growing and multi-generational population with changing needs.

In recent history, Sherburn-in-Elmet has managed the balance between growth and Green Belt, mainly expanding to the east and to the south, considering the multiple railways and the A162 bypass as defensible boundaries beyond which the settlement should not expand.

Land for growth has now been exhausted in these existing directions to the extent that new growth to the south and east risks the joining of smaller settlements (such as South Milford) and locating growth at unsustainable distances from local services.

Land west of Finkle Hill represents the sensible choice for the next direction of growth for Sherburn-in-Elmet.

The site is located close to local services and benefits from road frontage and access off Finkle Hill with access to sporting facilities and Fields Garden Centre. It is well integrated with the urban area, abutting the existing settlement along the entirety of its southern edge.

This vision document sets out how carefully phased development in this location will become embedded in the landscape, making a valuable contribution, not only to meeting the increased housing need and benefits to the community, but also helping reinforce landscape character and biodiversity to the north of the town.

Historic assets will be preserved, woodland structures enhanced, and recreation and active travel improved for all.

## About Bellway

Bellway has been building new homes of exceptional quality for more than 75 years. Our reputation is built on trust and customer service – won through consistently delivering high standards.

We help thousands of people buy new homes every year and we enjoy an excellent rating on Trustpilot, as well as holding 5-star builder status.

Bellway was recently crowned ‘Large housebuilder of the year’ at The Housebuilder Awards 2023, as the industry came together to celebrate the best in the UK new homes sector.

Demonstrating our passion for building exceptional quality homes that are built to stand the test of time, Bellway was also awarded ‘Best sustainability initiative’ for our Better with Bellway practices.

We have also been successful in the ‘Best staff development’ category for our innovative projects around being an Employer of Choice.

Our new sustainable approach to our business practices isn’t just an add-on, it is a key part of our strategy for putting people and the planet first.

Bellway has laid the foundations for the future by building an experimental new eco home – The Future Home @ The University of Salford. This dedicated testing facility is part of a ground-breaking research project in partnership with The University of Salford and others and will strongly influence how we use our homes in the future. <https://www.bellway.co.uk/the-future-home>



# Planning background

## National Planning Policy

On 12th December 2024, the Government published the National Planning Policy Framework ('NPPF24') following a consultation period.

NPPF24 sets out a series of proposed planning reforms specifically to deliver the Government's commitments to achieve economic growth and build 1.5 million new homes over the next 5 years.

NPPF24 therefore adopts a significant step change in the approach to housing need and supply, Standard Method calculation and Green Belt policies, among other matters.

## Housing Need

As part of the revised NPPF24, the Government amended the Standard Method used to assess the level of housing need. Under the previous Standard Method, Selby had a requirement of 319 dwellings per annum. The 7 former district authorities combined have a Standard Method requirement of 1,361.

However, the new Standard Method for North Yorkshire will require 4,077 dwellings per annum, representing an approximate 199% increase compared to the previous Standard Method. Within the revisions to Standard Method under NPPF24, the housing need figures have been provided for North Yorkshire rather than each of the former individual districts. Estimating on the basis of Selby's proportional share of North Yorkshire's total dwelling stock, it is estimated that this is approximately 563 dpa.

## Local Policy Context

The current adopted development plan for Selby comprises the Selby District Core Strategy Local Plan (adopted October 2013) and saved policies of the Selby District Local Plan (2005). In April 2023, Selby became one of the 7 authorities which merged to form the North Yorkshire Authority. North Yorkshire Council (NYC) are currently in the process of preparing a new Local Plan, which will supersede legacy Local Plans from the former 7 authorities.

The North Yorkshire Call for Sites consultation is currently open, and Regulation 18 consultation is anticipated in Q1 2025. In December 2022, it was decided at the time that the Selby Local Plan Review should continue; Regulation 19 consultation closed on the 19th of April 2024. However, in January 2025, North Yorkshire Council voted to cease work on the Selby Local Plan and switch focus to the North Yorkshire Local Plan instead (subject to Executive Committee vote). It was further suggested that the Council will continue to bring forward more sites in Selby to maintain the land supply.

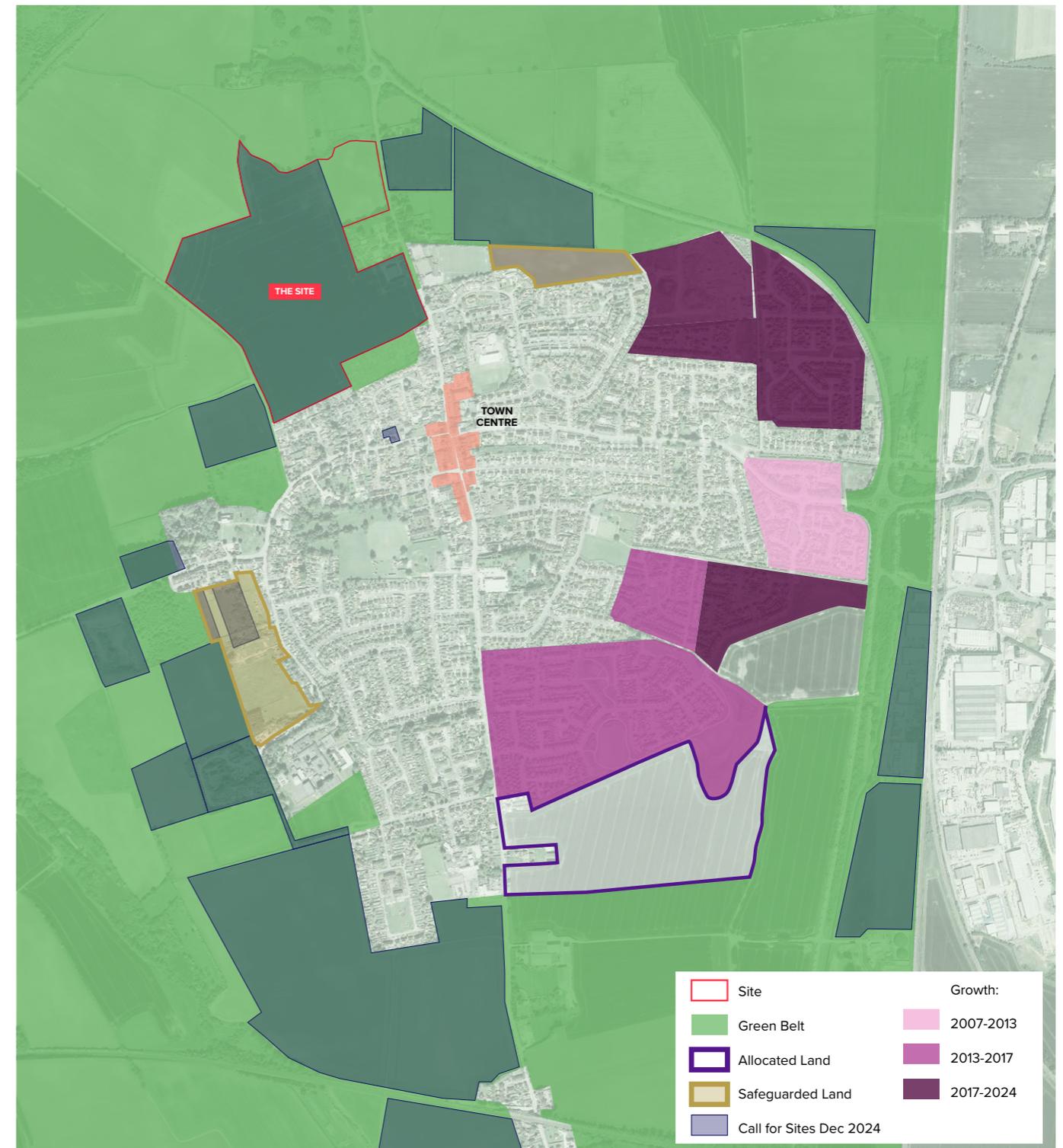


Figure 1. Growth pattern of Sherburn-in-Elmet

# Green Belt and pattern for growth

## Evolution of Green Belt around Sherburn-in-Elmet

Bellway’s land is located within the South and West Yorkshire Green Belt, which was originally established in the mid 20th Century, to prevent conurbations and settlements from merging. This area of Green Belt surrounds the urban area of Leeds, Bradford, Wakefield, Huddersfield and Sheffield, but also surrounds smaller towns such as Sherburn-in-Elmet which are located further away from the main urban conurbations.

Since the Green Belt was originally designated, development has been strictly controlled with exceptions allowed only in “very special circumstances” or where land has been released from the Green Belt and allocated for development through strategic policies in plan making. A summary of how Sherburn-in-Elmet has grown over the years through Green Belt release is provided at Figure 2, opposite.

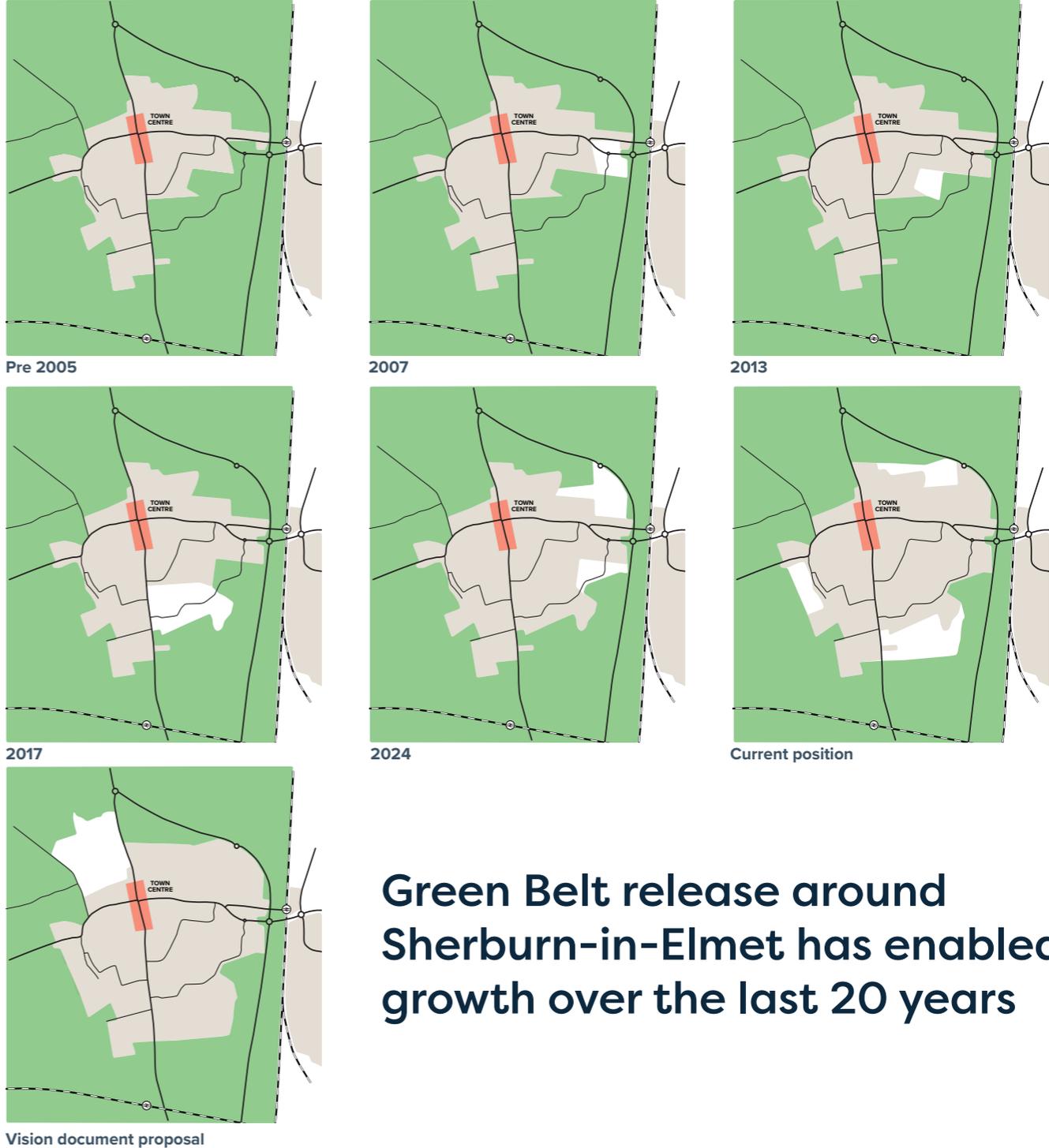
As part of the currently adopted Selby District Local Plan (2005), several parcels of land around Sherburn-in-Elmet were considered by the Council to make a limited contribution to the Green Belt and were subsequently released from the Green Belt or safeguarded for residential development. Land was predominately released to the south east of the town for residential development through allocation reference SHB/1 . However, additional land was also released from the Green Belt and designated as Safeguarded Land (Policy SL1) to the south east and north east of the town, and a smaller parcel of safeguarded land to the west of the town.

Within the emerging Selby Local Plan Publication Draft, the previous safeguarded land to the south east of the settlement has also become a proposed housing allocation (SHER-H) and the other safeguarded land to the north east of the settlement has already been granted planning consent for residential development and is almost complete.

This means that development in Sherburn-in-Elmet has been almost exclusively focused on the eastern edge of the settlement (particularly the south east) over the years compared to the north and western edges, which have been afforded greater protection.

**In this context, it is necessary to consider the evidence set out in this document, concluding that the proposal site contributes poorly to the purpose of the Green Belt due to the existing built form characteristics.**

**The site is ideally positioned in a highly sustainable location and is available now to be delivered by a willing landowner and proven national home builder. It therefore represents a significant realistic opportunity to deliver development in the short term to meet the Government’s target of 1.5 million homes.**



**Green Belt release around Sherburn-in-Elmet has enabled growth over the last 20 years**

Figure 2. Green Belt released at Sherburn-in-Elmet

# Assessing the site under new Green Belt policy

The UK Government recognises that Green Belt land in the right locations, can be a fundamental part of the solution to delivering the 1.5 million homes that the country needs, evidenced by the significant changes set down within the 2024 NPPF in relation to Green Belt.

Having regard to Paragraph 155 of the 2024 NPPF, it sets out that development of homes and other development in the Green Belt should not be regarded as inappropriate where:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed;
- c. The development would be in a sustainable location; and
- d. Meets the ‘Golden Rules’ set out in the NPPF

This site provides an exemplary case where the merits of the site remaining within the Green Belt are questionable. Assessments provided within this document illustrates that this site is the type of site which the Labour Government envisages being key to delivering housing in the right locations. In fact, when considering the definition of “Grey Belt” put forward by the Government, the site could meet this definition because:

- The site is surrounded to the northeast, east and south by physical built development
- It features some areas of hard standing and an existing large modern shed to the east
- It makes no contribution to preventing neighbouring towns from merging into one another
- It does not perform strongly against any of the five Green Belt purposes (see table for assessment in greater detail)
- It contributes little to preserving the setting and special character of historic towns

The built form of Sherburn-in-Elmet already encroaches into the Green Belt north of the town, including the garden centre, sports facilities, and residential development located east of Finkle Hill road. It is therefore questionable what purpose this site serves within the Green Belt, when other local sites have been released with arguably the same (if not greater) impact caused.

The above is significant in the context that NYC is currently unable to meet the identified housing need with the current plan, due to the significant increase as a result of revised Standard Method. The Council will therefore need to decide upon an appropriate course of action to ensure development and housing is delivered in the most sustainable and suitable locations.

We subsequently urge the Council to consider a Green Belt review in order to consider available sites to meet the significant increase in housing need, especially if they are sustainably located to existing shops, services, local facilities and public transport opportunities, helping to deliver net zero lifestyles and behaviour.

Purposes of Green Belt	Assessment of Green Belt at land west of Finkle Hill
<p><b>Purpose 1</b> - To check the unrestricted sprawl of large built-up areas</p> <p><b>Purpose 2</b> - To prevent neighbouring towns merging into one another</p> <p><b>Purpose 3</b> - To assist in safeguarding the countryside from encroachment</p> <p><b>Purpose 4</b> - To preserve the setting and special character of historic towns; and</p> <p><b>Purpose 5</b> - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>Sherburn-in-Elmet is not a large built-up area. Proposed development is strategic and comprehensive and not ‘sprawl’ and commensurate with historic build up and growth.</p> <p>No settlements exist between the site and defensible boundary of the railway to the north. The nearest settlement is Barkston Ash, which is located approximately 1.7km north. The next closest settlement is Micklefield which is located over 4km to the west of the site. Development of this site would therefore not merge neighbouring towns together.</p> <p>The site is well related to the current built form and is contained by existing physical features, as existing development already extends the settlement further to the north, east and west. Coldhill Lane can be reinforced to act as a natural barrier to the west. Development of this site will therefore consolidate the existing built form features without expanding inappropriately into countryside.</p> <p>Sherburn-in-Elmet is a small town surrounded by modern estate development and retains a compact urban form. No heritage impacts have been created as a consequence of the proposals, as explained in more detail within the heritage section of this document.</p> <p>Whilst the site is not derelict or urban land, part of the eastern edge of the site comprises an agricultural building and hard standing. As such, the existing building on the site does not contribute positively to the Green Belt.</p>

**Conclusion**

**Therefore Green Belt sites in highly sustainable locations with easy access to a range of services without needing to rely upon a private vehicle should be considered where locations do not contribute towards the five purposes of the Green Belt.**

**Initial assessment of the site suggests that it could be capable of meeting the Green Belt ‘Golden Rules’ subject to further consideration.**

**As illustrated in this document, there are numerous existing day to day facilities located within a 5-10 minute walk of the site, providing a perfect location to deliver a sustainable community. However, generic Green Belt policy has prevented this site from delivering much needed housing in a sustainable location. For the reasons explained in the table adjacent, this site does not contribute strongly to the purposes of the Green Belt.**

# The opportunity at land west of Finkle Hill

The site at Finkle Hill measures 25.40 hectares and Bellway is promoting the site in its entirety for release from the Green Belt. Development will be phased, beginning with the southern parcels and extending this to the northern parcels with probable further access from Finkle Hill beyond the garden centre.

Land uses on non-residential areas of this will focus on biodiversity net gain, planting, recreation and landscape improvement.

The location of the site allows for an organic ‘rounding off’ of the main settlement, aligning the developable area with the boundary of Fields Garden Centre as the current northernmost extent of developed land along the west side of Finkle Hill.

Planting improvements will be made to Coldhill Lane and new homes will have direct access to the settlement core via Finkle Hill and Sir John’s Lane. New open spaces could enable the completion of a Green Loop, linking up local green spaces and public rights of way (PRoW).

**This site represents the best strategic opportunity for managed, sustainable growth on the edge of Sherburn-in-Elmet.**

**Designating land west of Finkle Hill for new residential development will help deliver a mix of new homes, further enabling access to the housing ladder for young families, support down (and up) sizing for other residents and have a positive impact on the availability of sustainable, accessible and affordable new homes designed to current building regulations.**

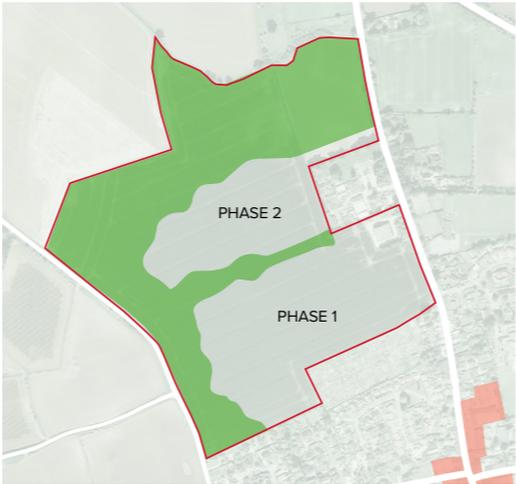


Figure 3. Indicative phasing



Figure 4. Aerial with site boundary

**Site capacity:**  
**Area 25.40 Ha.**  
**Approx.**  
**370 Homes**

# Local context and sustainability

Figure 5 clearly demonstrates the sustainable location of the site, and illustrates how it out-performs accessibility when compared to even recently completed development parcels on the settlement's eastern periphery.

Almost the entirety of the town centre falls within the walkable isochrone of 500m. Sherburn Hungate Primary School is less than 400m from the centre of the site and the Secondary School is within 1km of the site, allowing for the achievement of the 'daily mile' as part of access to school on a frequent basis.

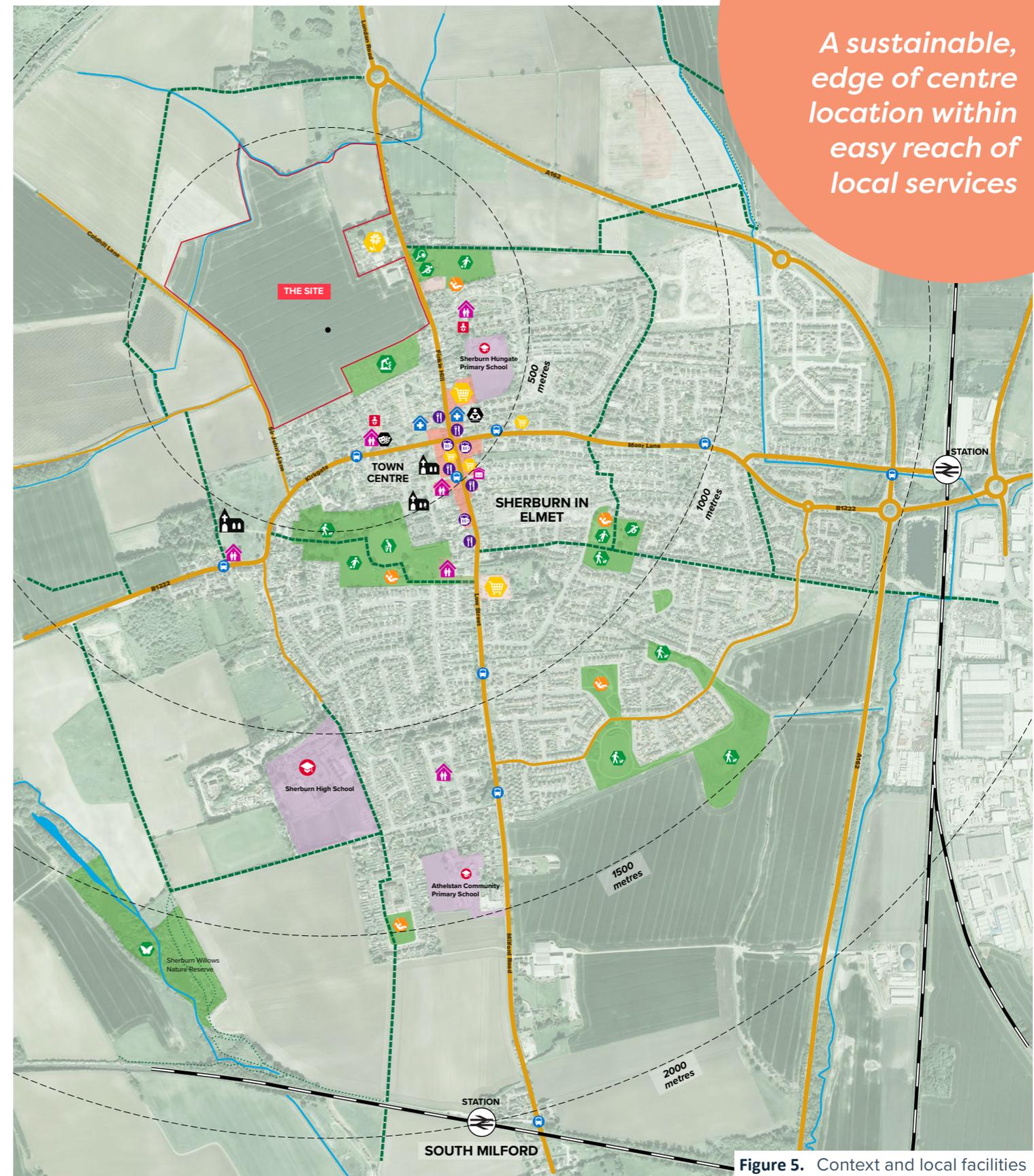
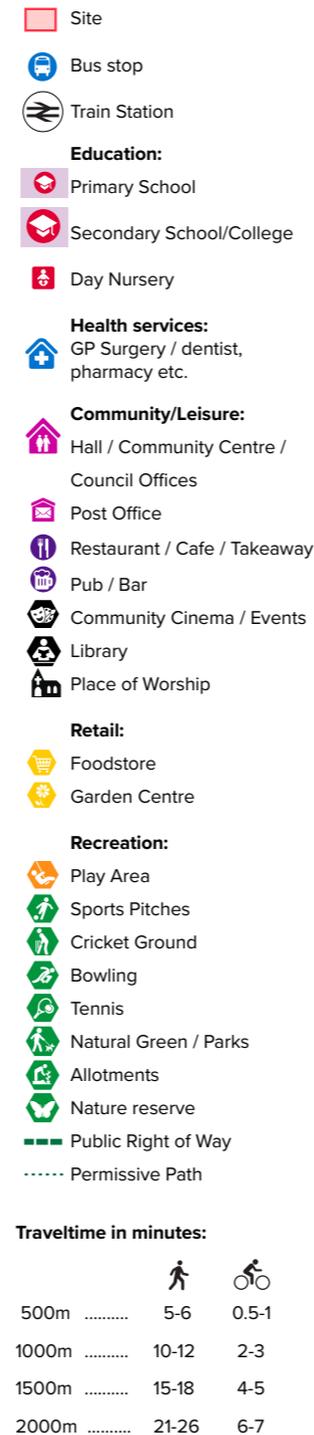
Further play, recreation and education facilities are accessible between 1km and 1.5km and the two stations are accessible at approx 1.5km (Sherburn-in-Elmet) and 2km (South Milford).

Employment opportunities at the Sherburn Industrial Area and the Sherburn Rail Freight Terminal are located largely within 2km from the site, a readily cyclable distance and also accessible by bus from the town centre.

The site is also well located for access to recreational routes and public footpaths which connect assets such as All Saints Church and the wider countryside for healthy, active travel.

Other facilities in Sherburn-in-Elmet which could be accessible on foot include (inter alia):

- Sports facilities, including Sherburn Fitcamp and Sports and Social Club (Finkle Hill)
- Fields Garden Centre and Kitchen (Finkle Hill)
- Peter Pan Nursery (North Drive) – Education/ Childcare;
- Co-op (including Amazon lockers) (Finkle Hill), Aldi (Low Street) and national local shops – Retail (Food Shopping);
- Sherburn Group Practice (Beech Grove) – Primary Healthcare;
- Eversley Park Centre (Low Street) – Leisure/ Community and Fairways Park and tennis courts – Leisure.



*A sustainable, edge of centre location within easy reach of local services*

**Figure 5.** Context and local facilities

# Site opportunities and constraints

Bellway and their appointed team have undertaken initial site investigations to understand opportunities and constraints in order to inform masterplanning principles, which are illustrated in Figure 6.

The site is currently in agricultural use and forms part of the gently sloping landscape rising along Coldhill Lane upwards towards the existing edge of Sherburn-in-Elmet.

Vegetation of any substantial nature is located on the site periphery and there are stands of trees associated with farm buildings on Finkle Hill and limited hedgerow enclosure along Coldhill Lane.

More significant woodland strips are located along the site's far north-eastern edge, but it is otherwise a largely featureless landscape.

An existing drain (dike) runs contiguous with the site's northern boundary aside from the immediate junction with Coldhill Lane where a minor portion of field sites separated by the drain on the north west edge.

Towards the settlement edge along Coldhill Lane, after a gap, hedgerows give way to a stone wall.

To the south of the site, along Sir John's Lane, are located the two heritage assets of All Saints Church and the Scheduled Ancient Monument of King Althestan's Palace (minor earthworks only under vegetation and not clearly visible).

Topography on the site falls broadly south to north with the lowest point for site SUDs located in the mid and far northernmost parts of the site.

Running along the southern boundary of Fields Garden Centre, a track and gas main create a minor subdivision in the field pattern. This is however unsupported by hedgerow or boundary planting and is of limited significance.

Strategic constraints include Green Belt and the site's location in a Locally Important Landscape Area (LILA), albeit the Settlement Setting Landscape Assessment (Selby District Council 2015) only ascribes this area of 'moderate importance' with reference to the need for 'protection' from development.

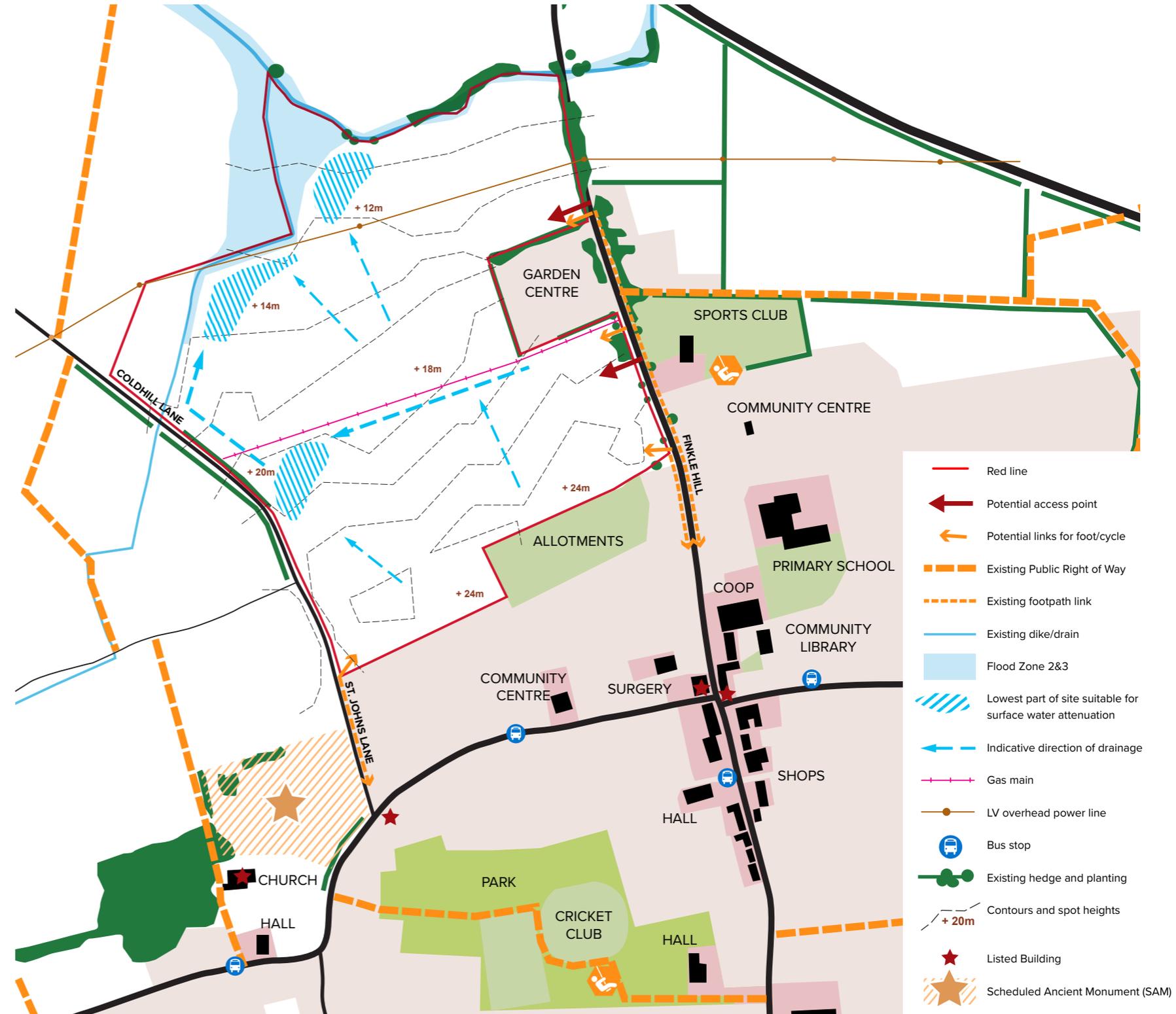


Figure 6. Local context and site constraints

# Landscape and biodiversity strategy

## Landscape Context and Character

Reinforcing landscape character and biodiversity present perhaps one of the strongest opportunities to help integrate the site into its surroundings and enhance the existing settlement edge towards the west.

The gently rolling countryside either side of Coldhill Lane is characterised by stands of woodland blocks in the landscape, creating a patchwork effect of long and short views across what is otherwise a relatively open and flowing landscape.

However, in this context, hedgerows and field boundaries contribute to a sense of enclosure. The infilling and repair of field boundaries can help manage and contain local landscapes.

Bellway and their consultant team are proposing a strategy that responds to the rhythmical and organic spacing of local features, allowing for managed views, glimpses of development, and a sequence of vistas focused on features in the landscape such as All Saints Church.

The presence of dikes and ditches can be used to add foreground interest, reinforcing historic boundaries and adding to marginal riparian habitats, some of the highest value BNG typologies.

Topography, layers of vegetation in the landscape and sequence of managed view can be used intelligently to carefully accommodate new development in the most appropriate and congruous manner, reflecting and enhancing local character.



Coldhill Lane with established hedgerows to the left and a newly planted hedgerow amidst individual trees on the right



Views southwards along Coldhill Lane towards King Althestan's Palace and All Saints Church



### The existing character features include:

1. Woodland blocks
2. Field boundaries largely managed hedgerows with some trees
3. Patchwork of dikes and drains
4. Trees and hedges with wider field margin along parts of Coldhill Lane
5. Open field pattern

Figure 7. Aerial illustrating local landscape characteristics

## Strengthening the landscape structure

Large areas of screening planting are inappropriate in the rolling landscape surrounding Coldhill Lane. A more sensitive approach that manages short and long range views will sit with the local landscape of dikes, hedges, walls and smaller woodland blocks.

Therefore, a layered landscape approach that utilises all of these features and provides biodiversity and landscape connectivity in an east west direction, but also gradually up the southern flank of Coldhill will ensure the site is carefully integrated into the landscape without appearing as a green wall.

This aligns with a phased approach to development that sees the southern (closed to the existing settlement) parcels developed first and a second phase which will follow within an already maturing wider site landscape.

## Enhancing the northern edge

The northern edge of the site (appearing in the foreground of Figure 8 opposite), is aligned to the Stream Dike. Where this crosses and forms the current northern boundary to the site, the dike is featureless, and consists of no more than a ditch.

In the wider landscape however, it has the opportunity to join up stands of woodlands, create a riparian marginal habitat, and introduce trees and tree groups into the landscape to create a delicate and sensitive edge to the northern boundary of the site. This would not only create enhanced habitat links, but also help to filter views of new development when approaching by car from Coldhill Lane.

Green infrastructure intensity is to be focused along the northern edge, as well as along the site's western edge to pull development back from views of All Saints Church and the setting of the SAM.



*Planting beyond the development cells can contribute to BNG and wildlife connectivity*

### Landscape Strategy:

1. Enhance northern boundary by creating biodiverse link corridor of planting along dike
2. Replicate local feature of tree blocks to filter and manage views on approach from Coldhill Lane
3. Utilise natural slope of land to manage surface water
4. Create corridor of open space along Coldhill Lane respecting the prominence of All Saint's Church

**Figure 8.** Landscape strategy diagram - Opportunity for strengthening the landscape structure with local character features

## Reinstating landscape character

The landscape approaching Sherburn-in-Elmet from the north along Coldhill Lane, has been partly denuded of the valuable hedgerows that would have lined the land and broken up the larger scale intensive agriculture fields that spread unconstrained across open countryside.

The ability to reinstate this lost landscape will be confined to these land holdings under Bellway's control.

However, while Bellway is seeking to submit the whole 25.40 ha site for removal from the Green Belt, development is proposed for those areas most contiguous with the existing urban area, allowing the northernmost area to make a more meaningful contribution towards recreating traditional landscape features.

In particular, the view along Coldhill Lane shown below, illustrates the role of woodland blocks in this landscape,

alongside smaller tree groupings and enhanced planting associated with the dike.

Careful introduction of a small woodland block on the site's north-western corner, will serve to reinforce the natural rhythm of blocks and gaps in this view, with smaller and more focused planting on the areas between woodlands to further filter and manage the introduction of development along the settlement edge.

## Enhancing habitats and biodiversity

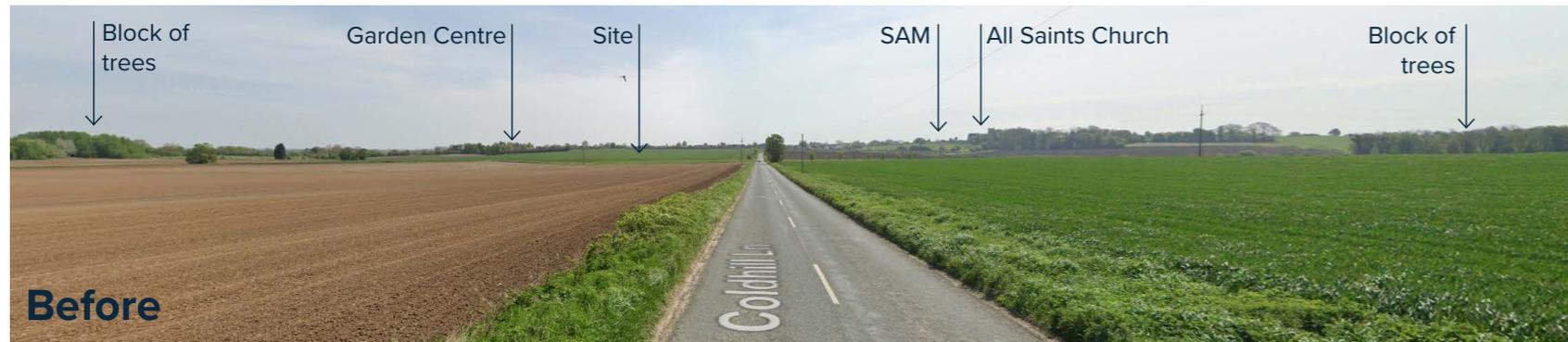
In addition to the visual advantages of enhanced planting, there are biodiversity and species connectivity benefits that can be achieved by improvements to management of habitats on the site.

Considering the wider landscape, there are areas adjacent to the Stream Dike that provide complex layering of biodiversity and habitat to benefit wildlife and species connectivity.

In association with ecological consultants it will be possible to introduce and enhance carefully composed marginal habitats along parts of the dike where it crosses and borders the northern site boundary.

In concert with a whole-site biodiversity strategy, this will allow for the creation of a series of connected habitats, capable of supporting BNG and adding to the recreational and aesthetic value of the landscape in equal measure.

Management of the more sensitive marginal habitats may need to consider restricting access to prioritise biodiversity. However, with appropriate management, public access alongside habitat management could deliver a green loop of biodiversity and recreational benefits for all.



Existing street view from Coldhill Lane towards Sherburn-in-Elmet showing an open landscape stripped of enhancing features



Montage of same street view showing how characteristic landscape features such as a new woodland block and enhanced dike could link to existing features and improve the wider landscape framework



Current dike with little variety and reduced biodiversity value



Local example of dike with enhanced planting and greater biodiversity value

# Landscape Concept

## Creating layers of landscape features

The resulting green infrastructure concept arrives at a landscape-led solution for the proposed allocation site, taking a holistic approach to ecology, habitats and green space design, resulting in diversity for flora/ fauna and spaces for people. Contributions are made towards a town-wide green loop and carefully located public open space to benefit heritage, recreation and character.

- ① A re-naturalised riparian margin along the Stream Dike will enhance BNG and habitat connectivity.
- ② An area of proposed tree planting reflects the vernacular landscape character and serves to manage the view of the development edge on higher land on approach from Coldhill Lane.
- ③ Stands of individual trees amidst hedgerows and along the dike will help create filtered views and avoid an incongruous green wall forming on the site boundary.
- ④ SUDs ponds are to be located in the lowest parts of the site. These may be required to the far north and along the site's western boundary, depending on engineering capacity requirements for run-off and storage.
- ⑤ Hedgerow enclosure and retention of the existing wall along Coldhill Lane will help embed the site into the landscape along the western edge. Planting should be indigenous and not of a scale that detracts from the view of heritage assets to the south.
- ⑥ Park along the western edge has been located to create an attractive entrance gateway into Sherburn-in-Elmet. It also serves to maintain a green setting to the prominent All Saint's Church and SAM.
- ⑦ Smaller stands of woodland on the western edge will break up the scale of new development to rural proportions.
- ⑧ The southern development edge will be softened by a green corridor containing a planted drainage channel reflecting the characteristic dikes of the local area and creating a pleasant walking route benefiting from long views to the countryside beyond.
- ⑨ The central green street will benefit from generous grass verges, helping to create a rural character and allowing the planting and growth to maturity of strong street trees.
- ⑩ The edge landscape treatment will be continued along the boundary with Finkle Hill, setting development back from the road and introducing an edge open space along its length to accommodate emergency access and pedestrian links to the village.



Figure 9. Landscape concept

# Open space quality



The new park along Coldhill Lane completes a 'necklace' of green spaces, accessible largely by public rights of way, all a short distance from and easy access to the town centre.

The park along Coldhill Lane will be of high quality landscape design, a recreational resource to the new residents of the proposed development and to the town. It will connect via foot/cycle to Finkle Hill in the east and Sir John's Lane in the south-west, bringing with it the opportunity to increase awareness of the Hall Garth SAM.

The park will provide a setting for a wide range of activities, to benefit both people and biodiversity. Accessible pathways will enable access to areas for exploration, engagement and informal play, mown grass

for kick-about, picnics and games, carefully located areas for seating and fully integrated surface water management which also contributes to meaningful amenity space and biodiversity net gain.

Planting within the park will be thoughtfully selected to provide seasonal interest and maximum benefit for biodiversity.

The strategic position of the park and its tree planting also contributes to carefully filter views of the development edge and to create a green separation which respects the setting of the SAM and All Saint's Church.

The site provides a significant opportunity to deliver new green spaces accessible to the public within a short walk of their home, which would deliver on one of the "Golden Rules" of Green Belt development in the new NPPF.

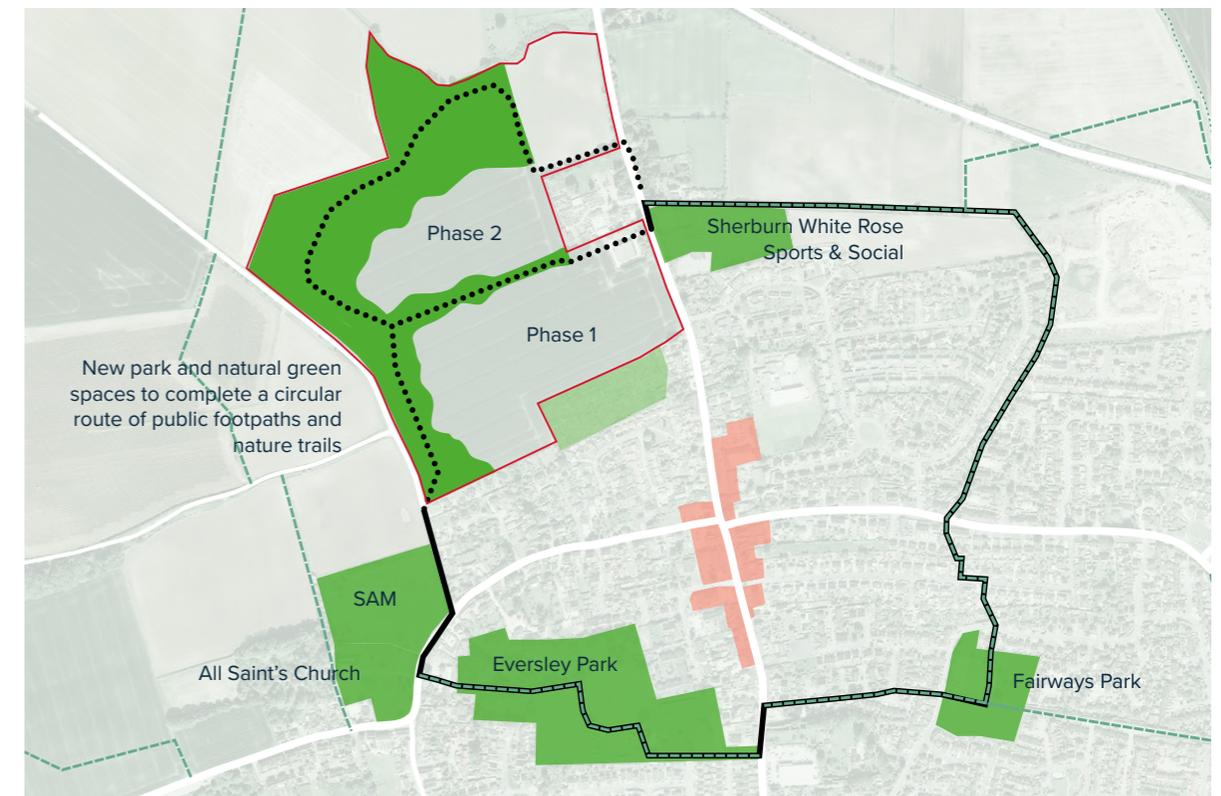


Figure 10. A 'necklace' of green spaces creating a Green Loop

# Heritage

There are no designated heritage assets located within the site boundary.

The nearest designated asset is the Scheduled Site of 'King Athelstan's Palace' (also known as Hall Garth), immediately north of the church (NHLE Ref: 1017486) located approximately 80m southwest of the proposed site boundary. The grade II listed building of 63 and 65 Kirkgate is located 167m south of the proposed site, with the grade I listed Church of All Saints approximately 270m south of the site.

The sensitive heritage receptors in proximity to the site have been given careful consideration from the outset of this project.

The grade I listed Church of All Saints is a prominent feature of the skyline when travelling south along Coldhill Lane.

The site is located east of Coldhill Lane and has the potential to be a feature of wider views across the Scheduled Monument and towards the church and as a presence when moving southwards towards the asset. It is also the case that the proposals would likely be visible from the church and from the boundary of the Scheduled Monument.

The proposals will not block any views of the church or Scheduled Monument. However, careful consideration has been given to these assets within the emerging masterplan to ensure that any likely harm is minimised and potentially removed altogether through a design which is landscape and heritage-led, identifying concerns at the earliest stage.

In order to ensure that the experience of travelling south along Coldhill Lane remains similar to that experienced currently (especially as the road turns from south east to southern trajectory), a wide buffer of open space is suggested along the western boundary.

This will allow views of the church that can be seen along this road to remain free from any significant amount of built form, even in the periphery of the view.

The proposed western buffer is generous, allowing this to be a meaningful space which softens the transition from the more open rural land to the north and west of the site into the built form. In addition, the site will be designed to reduce significant urbanising features to retain the rural character, e.g., utilising sensitive lighting at western boundary.

This area of open space also means that the built form of the proposed scheme will not encroach any closer to the Scheduled Monument than existing built form located on the opposite site of Coldhill Lane.

Landscape proposals will strengthen boundary treatments along the western boundary of the site. These are proposed as being of a scale which do not block or detract from the view towards the church.

In addition, the proposals could include retention of the stone boundary wall along the western edge of the scheme which would preserve an element of historic character.

Further heritage benefit would be gained from reinstating areas of traditional woodland and orchard planting at the southern boundary of the scheme (replicating areas of planting shown on the late 19th century Ordnance Survey maps).

Overall, it is recognised that the proposed scheme is in proximity to assets of the highest significance in accordance with NPPF. However, the proposed masterplan has been fully cognisant of these heritage assets with proposed elements all being sympathetic to these assets with the aim of preserving elements of significance and avoiding heritage harm.



Views southwards across King Athelstan's Palace towards All Saints Church

# Movement strategy

## Context and opportunities

Sherburn-in-Elmet is defined as a Local Service Centre within the settlement hierarchy. Our accessibility review shows that all of the town's key services are within a 1km walking isodistance of the site, with all of the town's residential areas within 2km. The significant employment area to the east of the town is located at the 2km walking isodistance boundary and within a reasonable cycling distance of less than 5km (to all homes).

It is reasonable to consider that the site could meet with the Active Travel England target for 50% of trips within towns to be made by active travel modes.

In addition to the active travel access opportunities, the town benefits from a number of bus services which connect Sherburn-in-Elmet with Selby, Pontefract, Leeds, Tadcaster and locations in between. The nearest bus stops to the site are within 400m of the site boundary.

Complementary to the bus services, strategic travel from the rail station is accessible within a 1,600m walk. The train station provides connections towards York, Bridlington, Hull, Sheffield, Selby and stations in between.

## Scheme proposals

The development proposals could include measures to encourage sustainable access, including:

- New active travel route to the west of Finkle Hill along the site frontage (tying in to the existing footways to the south and the garden centre to the north);
- Key active travel routes connecting the southeast and southwest of the development to the existing footway networks on Finkle Hill and Sir John's Lane;
- Site permeability for active travellers;
- Manual for Streets design philosophy to reduce the dominance of private vehicles, encouraging sustainable travel connections within and across the site;
- New active travel crossing over Finkle Hill, connecting the site to the eastern side of Finkle Hill, including the key services such as local schools;
- Reduced 30mph speed limit extended to the northern boundary of the development's built-form, improving the active travel environment on Finkle Hill;
- Improvements to existing dropped-kerb crossings, alongside new dropped-kerb crossings, to incorporate tactile paving.

A safe and suitable primary vehicular access could be taken via a new all-user access to the site in the form of a ghost-island priority T-junction on to Finkle Hill. The T-junction layout could include an active travel crossing over Finkle Hill and an extension of the ghost-island facility to improve access to the sports grounds/ sports and social club.

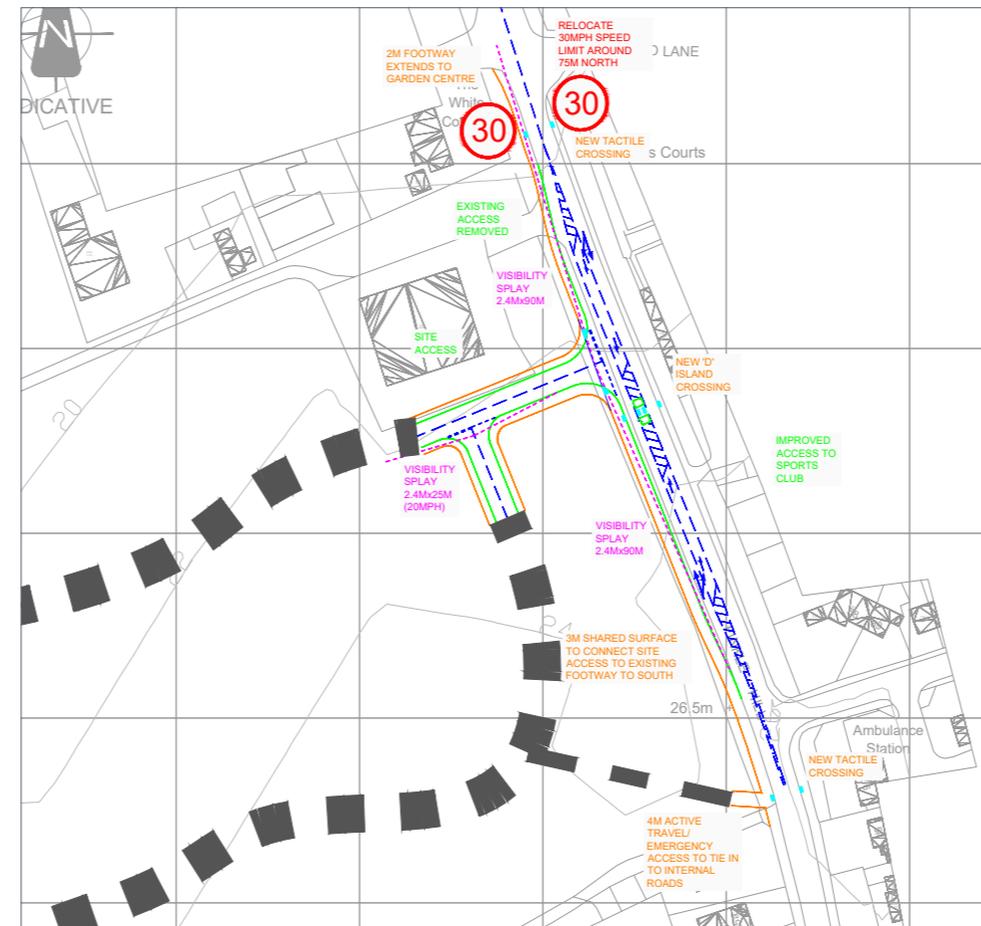


Figure 11. Southern site access proposal (indicative)

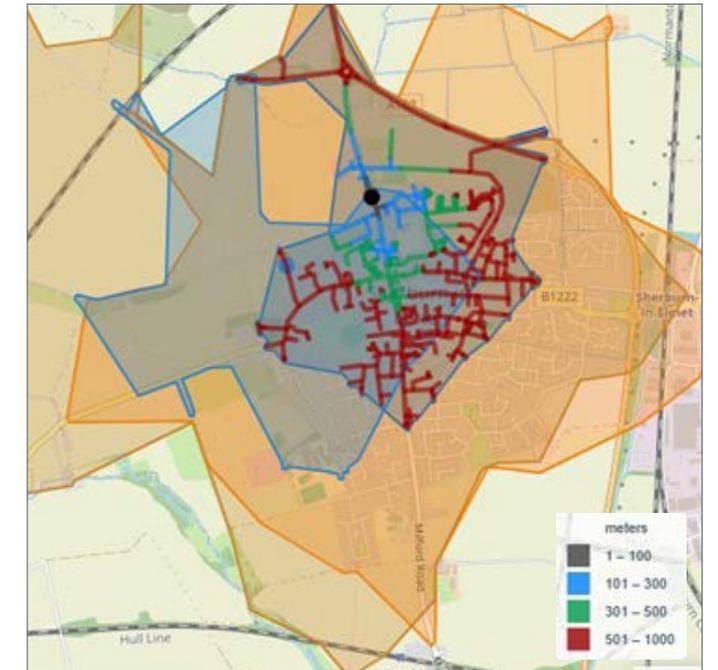


Figure 12. Walking isodistances



Figure 13. Cycling isodistances

# Movement Concept

## Access to facilities, nature through a pedestrian friendly design

The design concept arrives at a pedestrian friendly solution with residential streets, natural traffic calming and landscape integrated into the design of streets, whilst making necessary improvements to the network to achieve a well integrated place. The design is driven by overall place making and character objectives to create an attractive neighbourhood as well as a sensitive transition to the rural development edge.

- 1 Clear and legible access into the site will be provided from Finkle Hill.
- 2 The main street with green verges and tree planting leads to a focal space providing legibility and character.
- 3 A clear hierarchy of streets is provided creating a permeable street layout with key buildings terminating views and vistas. Less busy streets will be narrower and designed to naturally calm traffic in order to support a village feel character.
- 4 The urban design strategy aims to maximise the use of shared surface streets in the form of lanes and drives. These streets types will have a strong neighbourhood feel with green verges and slow traffic.
- 5 Peripheral lanes and courts create intimate spaces and aid a rural, neighbourly feel of placemaking. Detailed design should facilitate refuse requirements, but should not drive place making.
- 6 Pedestrian, cycle and potential Emergency Vehicle Access (EVA) points will be provided in convenient locations along Finkle Hill and Sir John's Lane linking to key desire lines and destinations.
- 7 Nature paths will create access to green spaces with minimal impact to wildlife and biodiversity.
- 8 Circular foot/cycle paths within the open space of the site provide opportunity for being active and enjoy nature on the doorstep.

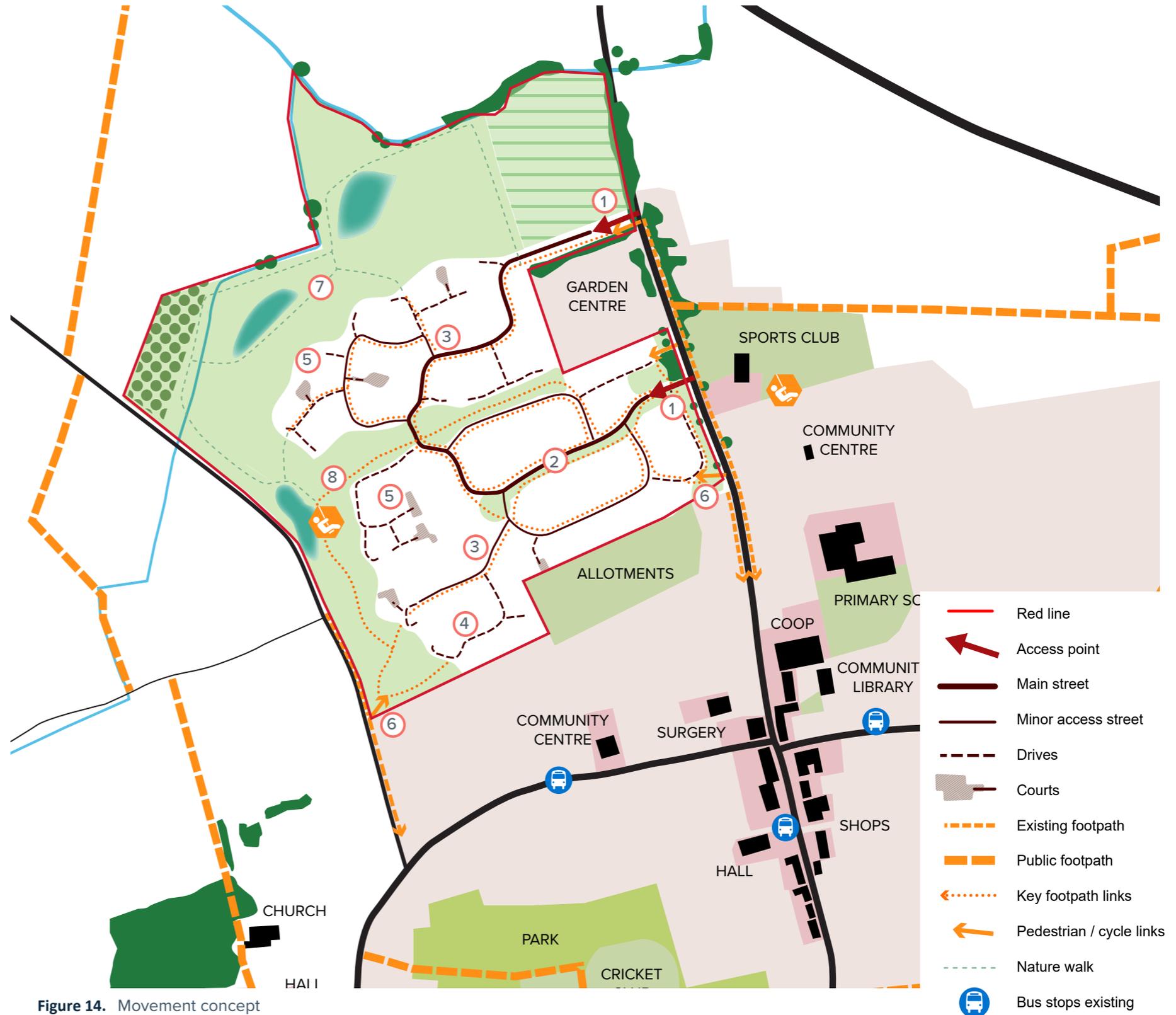


Figure 14. Movement concept

# Quality of place

## Local character

The masterplan and design concept for new development at land west of Finkle Hill is built up through a series of layers of understanding place and opportunity.

The adjacent landscape will benefit from carefully situated boundary planting, located to manage views in the countryside and applying familiar features such as dikes and woodland blocks.

Development edges take the best character references from nearby settlements and apply locally suitable material and layouts to create familiar and organic edges that are set within stands of trees and woodlands to ensure only limited and glimpses of frontages, rather than a 'full reveal'.

Internally, these areas will feature drives, lanes and yards to adopt a more rural feel, with highways design encouraging shared surfaces and narrower winding streets and courts.

Edge landscapes have been located to maximise the integration and sensitive recognition of local heritage assets, carefully pulling development back from the edges of Coldhill Lane and keeping the development footprint to the edge of the existing town.

Internally within the site, the main access route will be characterised by a green street, applying a generous verge, weaving a green thread through the development to a smaller village green and from where access to the development edges can be easily navigated ensuring a legible layout.

Over time, the development will mature into a network of green spaces, BNG resources and SUDs facilities that will add structure to the landscape in a manner that is locally distinctive and appropriate.

- 1 Gateway green space, retaining key trees and adding further planting
- 2 Green edge incorporating existing vegetation and pedestrian access
- 3 Pedestrian gateway / emergency access point
- 4 Green street, with generous verge and native tree planting
- 5 Pocket green space with tree as focal point
- 6 Green development edge with enhanced planting along SUDs channel
- 7 Enhanced dike corridor, SUDs and natural landscape for Biodiversity Net Gain and managed recreational potential
- 8 Retained landscape / pasture
- 9 SUDs basins integrated into natural biodiversity landscape
- 10 New village park contributing to a wider green loop and strengthening the setting of heritage assets, play spaces integrated as 'play on the way'
- 11 Mown meadow/kickabout space
- 12 Low density fringe with rural courtyard feel, featuring edge planting and character frontages



Figure 15. Two-phase concept masterplan sketch

# Reduced Scale

## Localised land release for early phase development

Bellway have also considered a reduced scale option. This limits development (circa 250 homes) by focusing on phase 1 only, plus associated landscape and drainage improvements, which could be capable of delivery in the shorter term.

- 1 Gateway green space, retaining key trees and adding further planting
- 2 Finkle Hill green edge incorporating existing vegetation and pedestrian access
- 3 Pedestrian gateway / emergency access point
- 4 Central green street, with generous verge and native tree planting
- 5 Central pocket green space with tree as focal point
- 6 Green development edge with enhanced planting along SUDs channel
- 7 Fields retained for agricultural use
- 8 Enhanced dike corridor, SUDs and natural landscape for Biodiversity Net Gain and managed recreational potential
- 9 SUDs basin with integrated play potential
- 10 New village park contributing to a wider green loop and strengthening the setting of heritage assets
- 11 Mown meadow/kickabout space
- 12 Low density fringe with rural courtyard feel, featuring edge planting and character frontages



Figure 16. Alternative scale development concept (phase 1 only)

# Character Concept

*Informed by local character and heritage*

Local analysis and principles have been explored for landscape and movement, and have been combined to form an overall character context for the site. The overriding character will be a place with a strong village feel that is well integrated into the town but forming a strong relationship with the landscape.

- ① The southern access is characterised by a green edge leading into a tree lined street that could take on a more formal character. A focal building will provide a key marker on the corner approach as well as when entering the site by foot.
- ② Those parts closest to the settlement will have a more compact and suburban form of development backing onto existing development.
- ③ The main street meanders through the site, avoiding long straight stretches and integrating verges and tree planting to achieve a village street character.
- ④ Frontages along open spaces will have a village character with some variation and softening.
- ⑤ The development fringe is defined by lower density clusters, with buildings grouped around courts and drives. The placement of buildings is varied and irregular supporting an informal village character.
- ⑥ Focal buildings are placed at key locations aiding legibility and place identity.
- ⑦ Street, building and landscape design work in harmony to make up the overall character of the place.

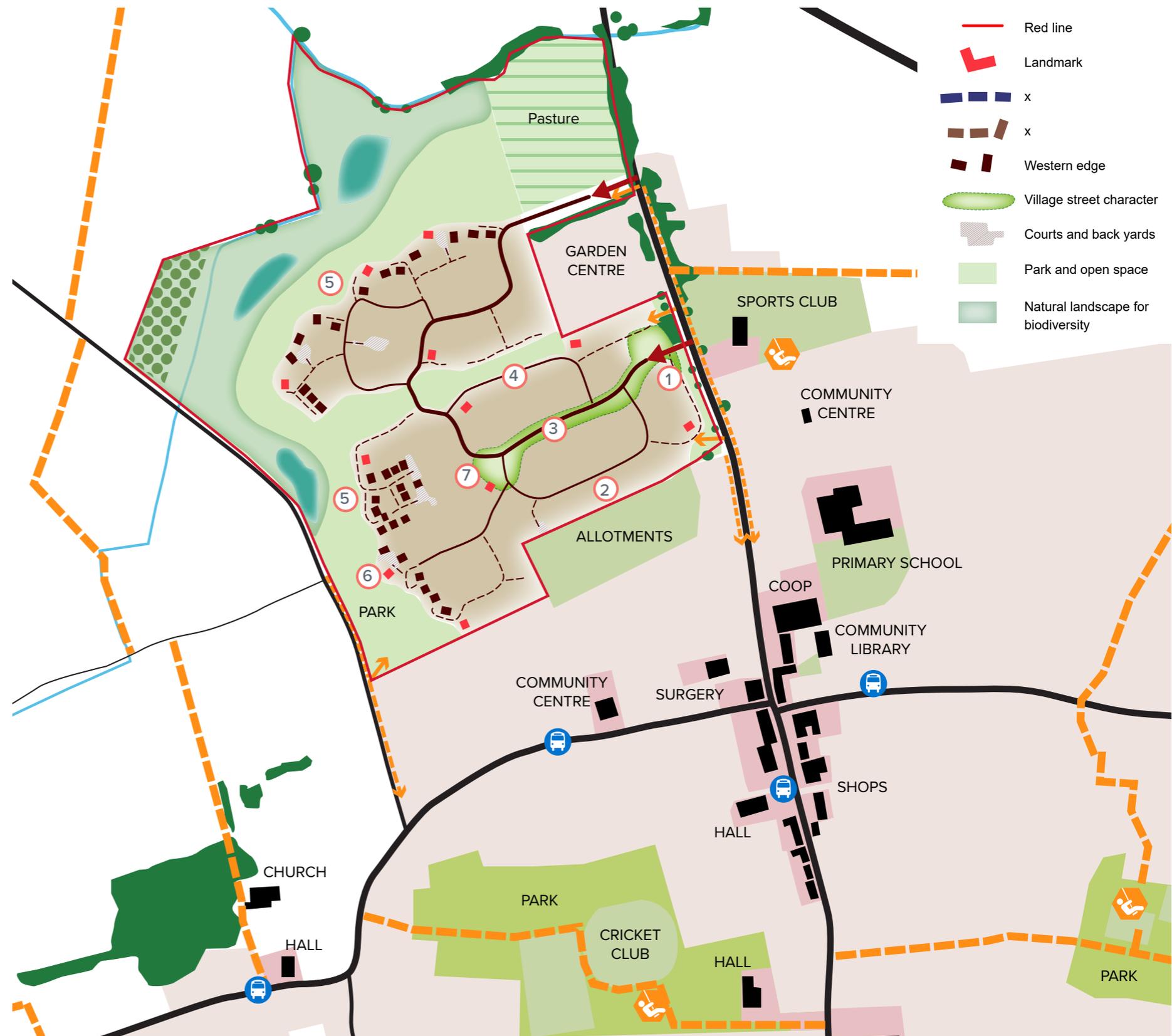
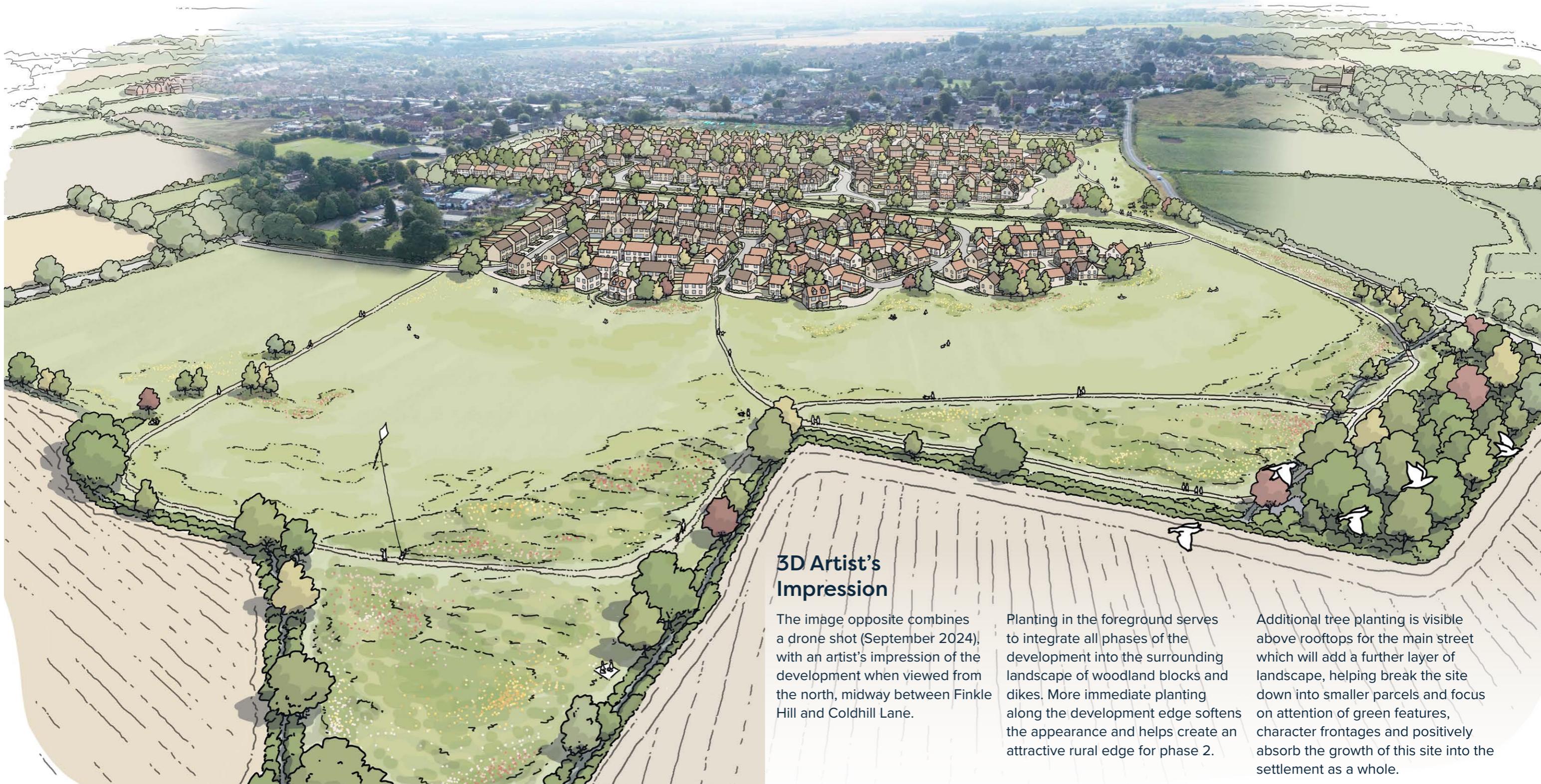


Figure 17. Character concept



### 3D Artist's Impression

The image opposite combines a drone shot (September 2024), with an artist's impression of the development when viewed from the north, midway between Finkle Hill and Coldhill Lane.

Planting in the foreground serves to integrate all phases of the development into the surrounding landscape of woodland blocks and dikes. More immediate planting along the development edge softens the appearance and helps create an attractive rural edge for phase 2.

Additional tree planting is visible above rooftops for the main street which will add a further layer of landscape, helping break the site down into smaller parcels and focus on attention of green features, character frontages and positively absorb the growth of this site into the settlement as a whole.

# Economic benefits of the scheme

**“As a transitional economy, Sherburn-in-Elmet and Selby require an influx of new workers driving demand for housing”**

## Proposed Scheme

 **approx. 370 New Homes**  
*assuming 10% 1-bed, 25% 2-bed, 40% 3-bed and 25% 4-bed properties*

 **+814 Residents**  
*assuming an average 2.2 persons per household*

 **+394 working age in employment**  
*assuming a new working age population of +505*

 **+268 People in local jobs**  
*assuming 68% of residents live and work in Selby district*

Sherburn-in-Elmet has a population of around 8,600, and has experienced high growth of 29% since 2011.

Selby district as a whole has a very strong employment rate and low levels of economic inactivity compared with the regional average. Annual earnings in Sherburn-in-Elmet are high, and 21% of residents are employed in senior roles, above the regional average of 11%.

The population of the town and wider Selby area are highly-skilled, with 32% qualified to Level 4+. However, these residents are likely to work elsewhere. In 2021, 41% of Sherburn-in-Elmet residents commuted elsewhere for work.

Around 4,900 of Sherburn-in-Elmet employees (58%) do not live in the area, resulting in net inward-commuting of around 2,400 employees, equivalent to 33% of the town’s working age population.

There is a need to provide housing for local employees, to access local employment centres sustainably and affordably. This demographic would meet the requirements for affordable housing and homes designed for young families, aligning with the housing needs strategies for Selby.

Selby district is transitioning to a new focus on creative industries, emerging manufacturing sectors, agri-tech and horti-tech R&D and low carbon energy. The district has been identified as one of the growth towns on the A1/A19 corridor, due to the conversion of Drax Power Station to sustainable biomass.

Transitional economies generally require an influx of new workers to support growth, increasing demand for housing delivery and supporting incoming communities.

Oxford Economics forecast an additional 2,680 new jobs across Selby by 2044, including growth in the IT sector.

These jobs will require housing for new local residents which the Land West of Finkle Hill would provide.

Whilst Sherburn-in-Elmet has generally low deprivation, the northern-most area of the town, is more deprived, including falling within the 40% most deprived for income (including affecting children and older people), employment, and health, and 30% most deprived for education in England.

The construction of approx. 370 new homes in this area could bring regeneration benefits and vibrancy to this corner of the town, and boost quality of life for existing residents.

The proposed residential development will create employment opportunities for Selby residents, initially during the construction of the units, and then on-site and through resident expenditure in the local economy.

## Outcomes from new residents

 **£65k Average GVA per job**  
 based on the Selby district average GVA per employee

 **£17.5m Total GVA impact**  
 of new jobs generated through the 181 new people in local jobs

 **£18.3m Additional wages**  
 of incoming residents for all 266 new working age residents in employment

## Construction Phase

 **c. £62m Capital investment**  
 required to construct the proposed approx. 370 new homes

 **166 Direct construction jobs**  
 supported across an estimated 1.75 years of construction.

 **27 Net additional jobs**  
 are expected to be generated for residents directly or indirectly during the construction period

## Expenditure & Employment

 **£1.5m Resident spend**  
 per annum in the local economy when homes are occupied

 **6 Retail jobs supported**  
 in local retail and food & beverage businesses by new resident expenditure

 **89 Home workers supported**  
 living in the proposed approx. 370 new homes

## GVA

 **£432k Retail GVA per annum**  
 generated by retail employment in retail and food & beverage businesses by new resident expenditure

 **£8.1m Homeworking GVA**  
 per annum generated by homeworkers living and working in the approx. 370 new homes

# Sustainable approach to business

*“A responsible approach – making changes for the better”*

**For over 75 years, Bellway has been constructing high-quality new homes across the UK, creating exceptional properties and communities in sought-after locations.**

**We are committed to operating responsibly and sustainably, while acknowledging the increasing importance of understanding our business’ impact.**

## **Building quality homes, safely**

The health, safety, and wellbeing of our colleagues and subcontractors is our highest priority. This is an area which has always demanded our full focus, but there is still room to improve. By setting ambitious goals for our organisation, we will raise the quality and safety of our work to even higher levels.

## **Biodiversity**

In line with BNG statutory framework, Bellway aims to deliver, where practicable, all required BNG within our development boundaries. However, in doing so it is important to reflect upon the fact that the greenspace surrounding our developments not only delivers biodiversity but must also provide functional greenspace to serve the new communities we create. Therefore, on-site delivery must be a balance between the need to create biodiversity gains, with functioning recreational greenspace space required by our residents.

To ensure our BNG delivery is resilient, for FY25 Bellway will aim to deliver more than the minimum 10% gain on all new developments. This approach will form the basis of our new headline biodiversity performance indicator known as the ‘Bellway BNG+ promise’.

## **Sustainable supply chain**

We aim to source all of our products and services in an ethical, sustainable, and socially conscious way. The initiatives and goals formulated as part of Better with Bellway will ensure that we continue, and improve upon, our efforts to date.

## **Resource efficiency**

We have an environmental and fiscal responsibility to manage our resources effectively and efficiently. In all areas of the company, we aim to minimise waste (measured in tonnes per home built) and, where waste is unavoidable, reuse and recycle as much as possible. Our strategy will help us to achieve or surpass our waste reduction goals in the years to come.

## **Carbon reduction**

The construction and operation of Bellway homes has a significant carbon footprint, with total annual emissions over one and a half million tonnes of carbon dioxide. In response to this, we have set ambitious Science Based Targets for carbon reduction, and we are working hard to ensure the transition to electric heat pumps from gas boilers is as smooth as possible.

## **Charitable engagement**

At Bellway we are dedicated to fostering strong relationships with our communities and supporting both local and national charities and initiatives. Charitable engagement is a core part of the Bellway ethos, and we take pride in our efforts to date. As part of the Better with Bellway strategy, we are committed to expanding our support for others by encouraging employees to participate in fundraising and volunteering activities for local charities and our national charity partner, Cancer Research UK (CRUK).





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Lab Ltd.

T: 07887 743567  
E: [info@urbanplacelab.com](mailto:info@urbanplacelab.com)

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