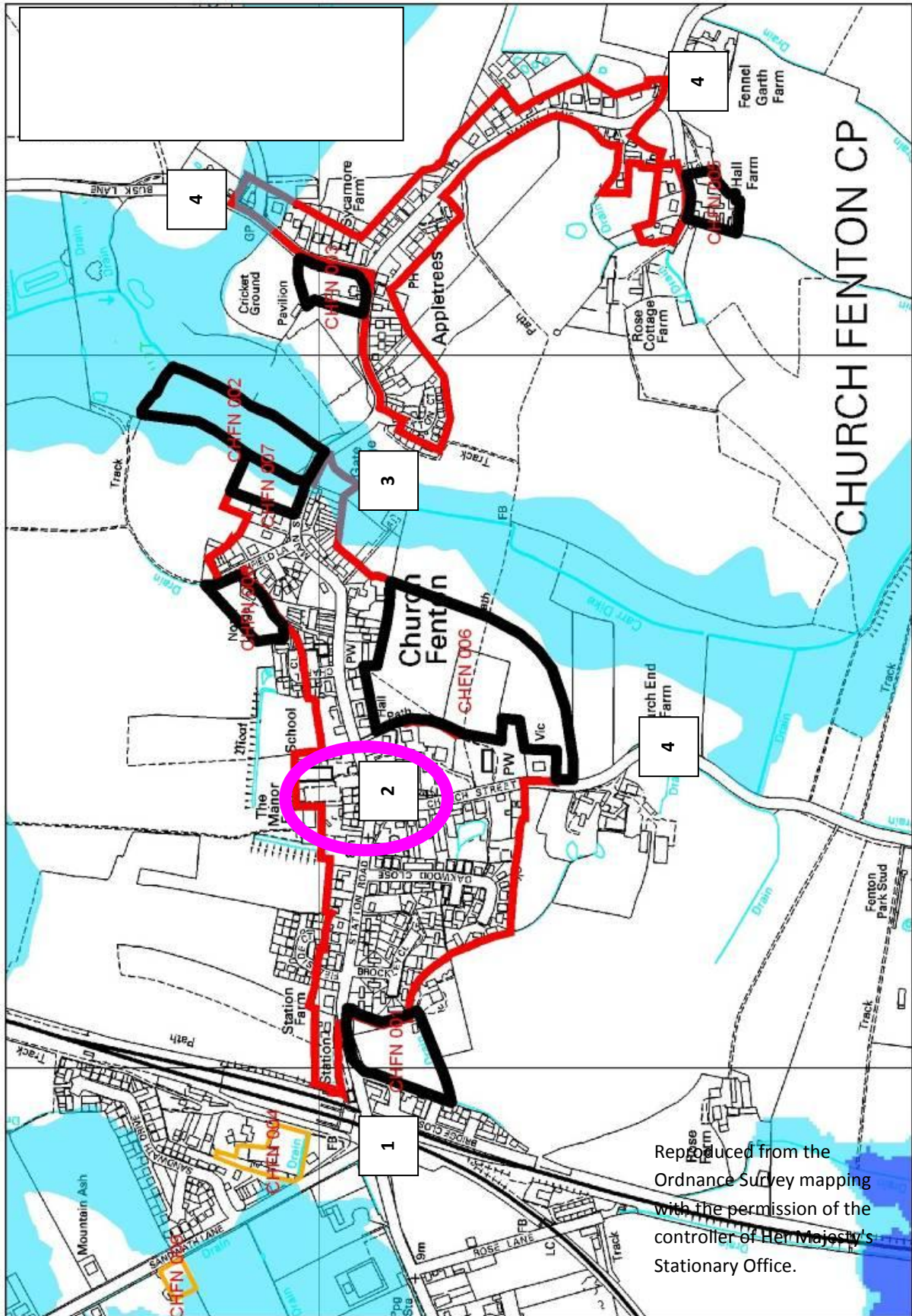


# 1.10 Church Fenton



# Land South of Common Lane, Church Fenton

**CHFN 001**

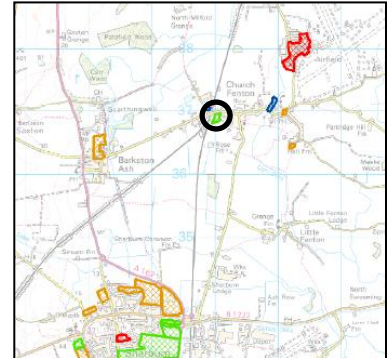
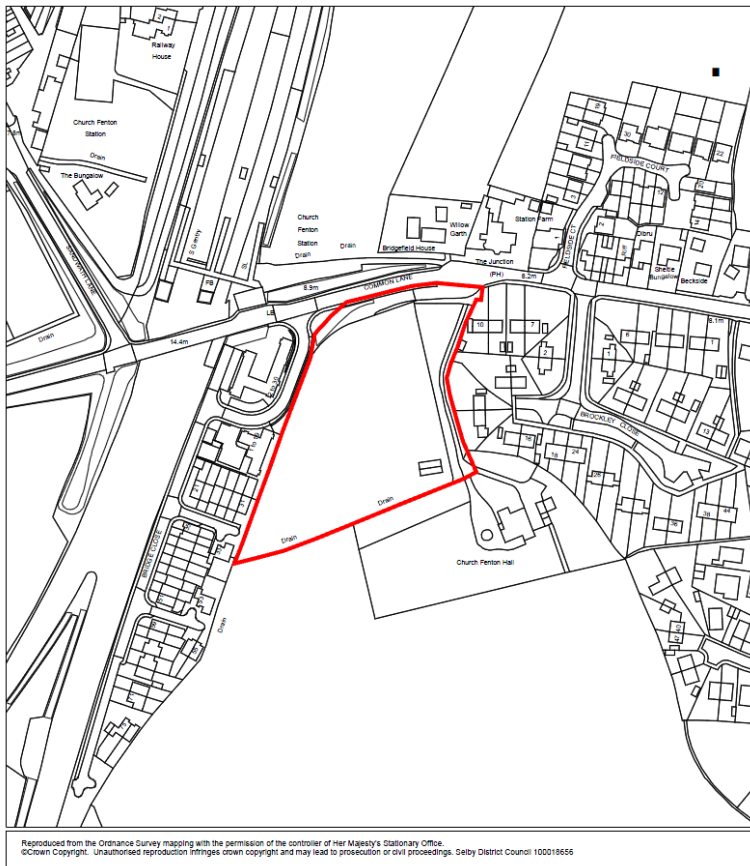
NGR: 451022 436892

Site Area: 1.1 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 1.1 ha

SDC Yield Estimate: 38



Site Plan

| KEY ENVIRONMENTAL CONSTRAINTS |  |        |
|-------------------------------|--|--------|
| Issue                         | Comments   | Flag   |
| ALC/ PDL/ Greenbelt           | The site is not within a Greenbelt. The site has Grade 3a Agricultural Land Classification (ALC) Selby District Council (SDC) classifies the land as Greenfield. The current land use is garden, paddock and previous railway goods yard. However due to Church Fenton's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement for limited Greenfield development.   | Yellow |
| Flood Risk                    | The site is classified as being in Flood Zone 1 so has low risk of flooding.   | Green  |
| Transport Access              | The nearest public transport facilities is Church Fenton, Junction bus stop (approximately 100m to the north) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The site is adjacent to the Church Fenton Railway Station.  | Green  |
| Community Facilities          | Church Fenton has some community facilities that include Church Fenton post office and Fenton flyer, White Hare and Junction Inn public houses situated on Station Road and Main Street respectively (approximately 100m and 600m to the west of the site). Higher levels of services in the neighbouring principle settlement of Selby are easily accessible via rail and bus routes. Kirk Fenton Primary school is approximately 400m to the east of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. | Yellow |
| Nature Conservation           | There are no sites designated for nature conservation within 400m of the site.   | Green  |
| Heritage                      | The site is in close proximity (within a 400m radius) to the following architectural and historically important features and areas and their settings: the Grade I listed Church of St Mary the Virgin (approximately 400-500m to the east) and the Grade II listed Village Cross (approximately 450m to the east).  | Yellow |

**SUSTAINABILITY APPRAISAL**

Site Ref: CHFN 001

Site Name: Land South of Common Lane, Church Fenton.

Site Size: 1.1 ha site proposed for housing

| SA OBJECTIVE  | EFFECT | COMMENTARY   |
|---|--------|--|
| <b>ECONOMIC</b>   |        |  |
| <b>1. Good quality employment opportunities available to all</b>  |        |  |
| <ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul> | -      | <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Church Fenton. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities, but has good access to higher level services and employment opportunities in Selby and the Local Service Centres of Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objectives. Any development at the site should encourage sustainable modes of transport and environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities.</p>  |
| <ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>   |        |  |
| <b>SOCIAL</b>   |        |  |
| <b>3. Education and training opportunities to build skills and capacities</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>   | ✓      | <p>Kirk Fenton Primary school is approximately 400m to the east of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>   |
| <b>4. Conditions and services to engender good health</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>   | ?/-    | <p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice, Church Fenton branch (according to NHS Choices) it is located approximately 600m east of the site. It should be noted the doctor operates these surgeries with limited facilities and without supporting staff. Therefore the closest main surgery is in Sherburn-In-Elmet (approximately 3,500m southwest of the site) which is accessible by nearby bus routes. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>   |
| <b>7. Culture, leisure and recreation activities available to all</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> </ul>  | ✓      | <p>There are multiple CLR facilities in close proximity to the site including: the village hall (approximately 500m to the east of the site), an equipped play area and football pitch (approximately 750m to the east of the site), Church Fenton Cricket Club on Busk Lane (approximately 1,200m to the northeast of the site) and a bowling green (350m west of the site). Adhoc playing fields are also available (approximately 1km to the north east of the site). Additional CLR facilities are accessible in Selby via public transport. Therefore, allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to help address the shortfall of recreational open space in the district through on-site provision. There are Public Rights of Way (PRoW) that run along the eastern boundary of the site. Any development at this site could contribute to improvements the PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more, the adopted Developer Contributions SPD would help to ensure suitable provision of recreational facilities in the local area.</p> |
| <ul style="list-style-type: none"> <li>Will it increase non-car based access to CLR activities?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it address the shortfall in recreational open space in the district?</li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists</li> </ul>                   |        |  |

| SA OBJECTIVE   | EFFECT | COMMENTARY   |
|--|--------|--|
| <i>and riders?</i>   |        |  |
| <b>8. Quality housing available to everyone</b>  |        |  |
| <ul style="list-style-type: none"> <li>• <i>Will it provide appropriate housing for local needs?</i></li> </ul>  | ✓      | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p> |
| <b>9. Local needs met locally</b>  |        |  |
| <ul style="list-style-type: none"> <li>• <i>Will it support the vibrancy of town and village centres?</i></li> </ul>   | ✓      | The site is in close proximity to the Main Street and centre of Church Fenton. Therefore the site has the potential to support the vibrancy of Church Fenton..   |
| <b>ENVIRONMENTAL</b>   |        |  |
| <b>10. A transport network which maximises access whilst minimising detrimental impacts</b>  |        |  |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> </ul> | ✓      | <p>The nearest public transport facilities are the Church Fenton, The Junction bus stop (approximately 100m to the north) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The site is adjacent to the Church Fenton Railway Station. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, there will be a the need for commuting to neighbouring settlements or out commuting however this is facilitated for by the existing public transport facilities. Residents may still need to travel by car to places of employment and to access other services. Any development at the site should contribute towards improving pedestrian and cycling facilities.</p>  |
| <ul style="list-style-type: none"> <li>• <i>Will it improve access to opportunities and facilities for all groups?</i></li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>• <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>   |        |  |
| <b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>                                      |        |  |
| <ul style="list-style-type: none"> <li>• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> </ul>                                   | ✓      | <p>As aforementioned, the site has minimal local services but good access to higher level services in Selby. Therefore allocation of this site only partially promotes the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is garden, paddock and previous railway goods yard, therefore allocation of this site is not encouraging the development on Brownfield sites. However, because of Church Fenton's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p>   |
| <ul style="list-style-type: none"> <li>• <i>Will it ensure new development is well designed and appropriate to its setting?</i></li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>• <i>Will it encourage the development of Brownfield sites?</i></li> </ul>  |        |  |

| SA OBJECTIVE  | EFFECT | COMMENTARY   |
|---|--------|--|
| <b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>  |        |  |
| <ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul> | -      | The site is in close proximity (within a 400m radius) to the following architectural and historically important features and areas and their settings: Church of St Mary the Virgin (approximately 400m to the east) and Village Cross (approximately 400-500m to the east). Therefore, any development at the site would need to take into consideration the setting of these heritage assets.  |
| <b>13. A bio-diverse and attractive natural environment</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>   | -      | <p>The site not situated within or in close proximity to a designated nature conservation area. The site has contains a copse of trees on the eastern boundary and a hedgerow on the southern boundary. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The site is not located within or close to any landscape designations. The sites location within a rural setting requires that consideration should be given to incorporating these features into the design to ensure there is no significant loss of landscape character and quality.</p>  |
| <ul style="list-style-type: none"> <li>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>  |        |  |
| <b>14. Minimal pollution levels</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>   | ?      | <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts. Any development of the site would require remediation and removal of any contamination associated with historical land use. SDC has identified the site as being affected by potential noise pollution due to the local railway line (adjacent to the western site boundary) and road facilities. Therefore any residential development at the site would need to incorporate appropriate noise mitigation measures. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> |
| <ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for</li> </ul>  |        |  |

| SA OBJECTIVE  | EFFECT | COMMENTARY  |
|---|--------|---|
| <i>such pollution?</i>  |        |   |
| <b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>  |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce greenhouse gas emissions from transport?</i></li> <li>• <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li>• <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li>• <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul> | -      | <p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p> |
| <b>16. Reduce the risk of flooding to people and property</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce risk from flooding?</i></li> <li>• <i>Will it direct development away from flood risk areas?</i></li> <li>• <i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>   | ✓      | <p>The site is classified as being in Flood Zone 1 is in a low flood risk area. Allocation of this site would therefore direct development away from flood risk areas.</p>  |
| <b>17. Prudent and efficient use of resources</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield?)</i></li> <li>• <i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>   | -      | <p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is a garden, paddock and previous railway goods yard.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ).</p> <p>No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>  |

# Old Forge Cottage, Main Street, Church Fenton

NGR: 452096 436982

Site Area: 0.48 ha

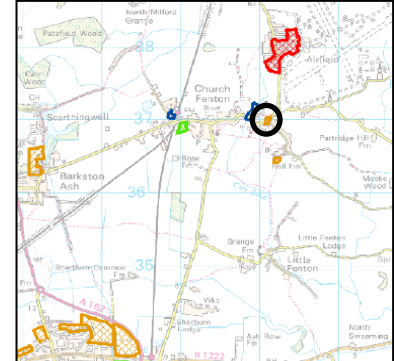
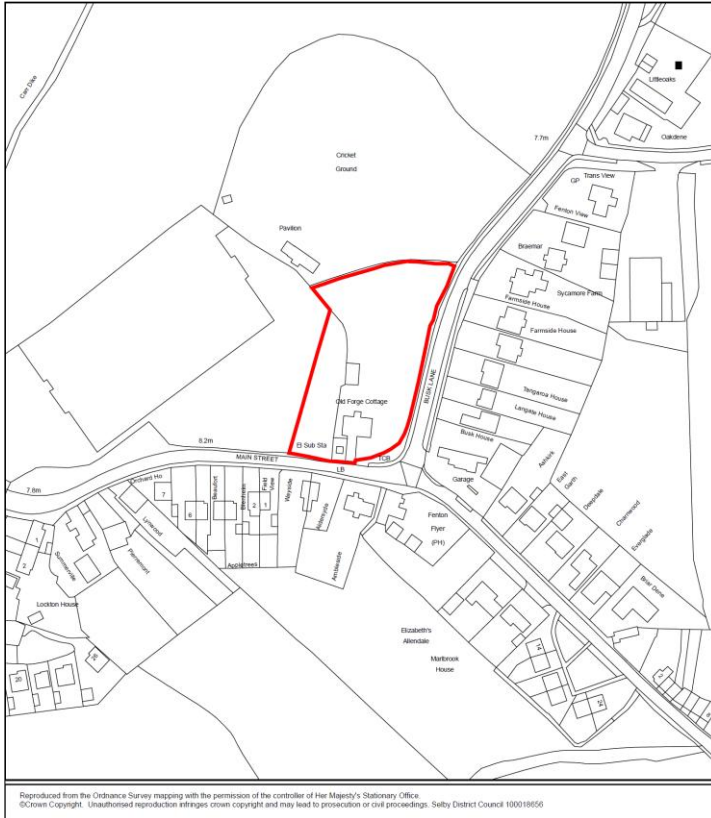
Settlement Hierarchy: Designated Service Village

**CHFN 003**

Developable Area: 0.48 ha

SDC: Maximum Yield

Estimate:17



Site Plan

| KEY ENVIRONMENTAL CONSTRAINTS |   |      |
|-------------------------------|---|------|
| Issue                         | Comments  | Flag |
| ALC/PDL/<br>Greenbelt         | The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL). However, the site is located within a Strategic Countryside Gap (SCG). The current land use is residential detached bungalow/cottage and garden/grounds.   |      |
| Flood Risk                    | The site is classified as being in Flood Zone 1 so is at low risk of flooding   |      |
| Transport<br>Access           | The nearest public transport facilities are the, Church Fenton, Northfield Lane bus stop (approximately within 100m to the east) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The Church Fenton Railway Station is approximately 1,100m to the west. The site is connected to the highway but may require highway works to provide drive ways to accommodate additional vehicular access.   |      |
| Community<br>Facilities       | Church Fenton has some community facilities that include Church Fenton post office and Fenton flyer, White Hare and Junction Inn public houses situated on Station Road and Main Street respectively (approximately 900m and 500m to the southwest of the site). Higher levels of services in the neighbouring principle settlement of Selby are easily accessible via rail and bus routes. Kirk Fenton Primary school is approximately 600-700m to the west of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. |      |
| Nature<br>Conservation        | There are no designated nature conservation sites within 400m of the site. However, the site is located within a SCG.   |      |
| Heritage                      | The Church of St Mary the Virgin, a Grade I listed church, is located approximately 750m to the south west of the site.   |      |

**SUSTAINABILITY APPRAISAL**

Site Ref: CHFN 003

Site Name: Old Forge Cottage, Main Street, Church Fenton.

Site Size: 0.48 ha site proposed for housing

| SA OBJECTIVE   | EFFECT | COMMENTARY  |
|--|--------|---|
| <b>ECONOMIC</b>  |        |   |
| <b>1. Good quality employment opportunities available to all</b>   |        |   |
| <ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>   | -      | <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Church Fenton. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities, but has good access to higher level services and employment opportunities in Selby and the local service centres of Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objectives.</p> <p>Any development at the site should encourage sustainable modes of transport and environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities.</p>                            |
| <b>SOCIAL</b>  |        |   |
| <b>3. Education and training opportunities to build skills and capacities</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>  | ✓      | <p>Kirk Fenton Primary school is approximately 600-700m to the west of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD will ensure that educational facilities will not be adversely impacted upon by any new housing development at this site.</p>  |
| <b>4. Conditions and services to engender good health</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>  | ?/-    | <p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice, Church Fenton branch (according to NHS Choices) it is located approximately 600m west of the site. It should be noted the doctor operates these surgeries with limited facilities and without supporting staff. The closest main surgery is in Sherburn-In-Elmet (approximately 4,200m southwest of the site) which is accessible by nearby bus routes. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>  |
| <b>7. Culture, leisure and recreation activities available to all</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists</li> </ul> | ✓      | <p>There are multiple CLR facilities in close proximity to the site including: the village hall (approximately 600-700m to the west of the site), an equipped play area and football pitch (approximately 300-400m to the west), Church Fenton Cricket Club on Busk Lane (approximately 100-200 to the northeast) and a bowling green (approximately 1.4km west). Adhoc playing fields are also available (approximately 100-200m to the northeast). Additional CLR facilities are accessible in Selby via public transport. Therefore, allocation of this site it is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to help address the shortfall of recreational open space in the district, through on-site provision. There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more, the adopted Developer Contributions SPD would help to ensure suitable provision of recreational facilities in the local area.</p> |



| SA OBJECTIVE  | EFFECT | COMMENTARY   |
|---|--------|--|
| <i>and riders?</i>  |        |  |
| <b>8. Quality housing available to everyone</b>   |        |  |
| <ul style="list-style-type: none"> <li>• <i>Will it provide appropriate housing for local needs?</i></li> </ul>   | ✓      | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>               |
| <b>9. Local needs met locally</b>   |        |  |
| <ul style="list-style-type: none"> <li>• <i>Will it support the vibrancy of town and village centres?</i></li> </ul>  | ✓      | The site is in close proximity to the Main Street and centre of Church Fenton. Therefore the site has the potential to support the vibrancy of Church Fenton.  |
| <b>ENVIRONMENTAL</b>  |        |  |
| <b>10. A transport network which maximises access whilst minimising detrimental impacts</b>   |        |  |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li>• <i>Will it improve access to opportunities and facilities for all groups?</i></li> <li>• <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul> | ✓      | <p>The nearest public transport facilities are the, Church Fenton, Northfield Lane bus stop (approximately within 100m to the east) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The Church Fenton Railway station is approximately 1,100m to the west. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, there is a need for commuting to neighbouring settlements or out commuting which this is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage sustainable modes of transport and environments attractive to non-car users (e.g. pedestrians and cyclists).</p> |
| <b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>   |        |  |
| <ul style="list-style-type: none"> <li>• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li>• <i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li>• <i>Will it encourage the development of Brownfield sites?</i></li> </ul>   | ✓      | <p>As aforementioned, the site has minimal local services but good access to higher level services in Selby. Therefore allocation of this site only partially promotes the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as PDL. The current land use is residential detached bungalow/cottage and garden/grounds; therefore it is encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>   |

| SA OBJECTIVE  | EFFECT | COMMENTARY   |
|---|--------|--|
| <b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>  |        |  |
| <ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul>   | -      | The Church of St Mary the Virgin, a Grade I listed church, is located approximately 700-800m to the south west of the site. Therefore, any development at this site would need to take the setting of this building into consideration.  |
| <b>13. A bio-diverse and attractive natural environment</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> <li>Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?</li> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> <li>Will it protect and enhance the District's rivers?</li> </ul> | -      | <p>The site is not situated within or in close proximity to a designated nature conservation area, but is within a SCG. The site the numerous trees, shrubs and other vegetation in the garden/grounds of the dwelling. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The site is not located within or close to any landscape designations. The sites location within a rural setting requires that consideration should be given to incorporating these features into the design to ensure there is no significant loss of landscape character and quality.</p>  |
| <b>14. Minimal pollution levels</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> <li>Will it reduce noise pollution from current activities and the potential for</li> </ul>   | ?      | <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts. Any development of the site would require remediation and removal of any contamination associated with any industrial PDL and would therefore have additional construction costs.</p> <p>The site has been identified as being affected by potential noise pollution due to the local railway line (adjacent to the western site boundary) and road facilities. Therefore any development would need to incorporate appropriate mitigation measures. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> |

| SA OBJECTIVE  | EFFECT | COMMENTARY  |
|---|--------|---|
| <i>such pollution?</i>  |        |   |
| <b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>  |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce greenhouse gas emissions from transport?</i></li> <li>• <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li>• <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li>• <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul> | -      | <p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p> |
| <b>16. Reduce the risk of flooding to people and property</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce risk from flooding?</i></li> <li>• <i>Will it direct development away from flood risk areas?</i></li> <li>• <i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>   | ✓      | <p>The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Therefore allocation of this site is directing development away from flood risk areas.</p>   |
| <b>17. Prudent and efficient use of resources</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield?)</i></li> <li>• <i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>   | -      | <p>The site is not within a Greenbelt. SDC classifies the land as PDL. The current land use is residential detached bungalow/cottage. Therefore allocation of this site would be encouraging the use of Brownfield land. According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>  |

# Hall Farm, Hall Lane, Church Fenton

**CHF005**

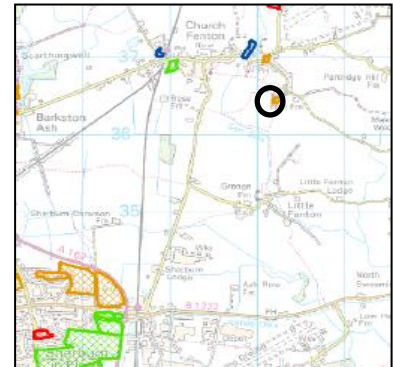
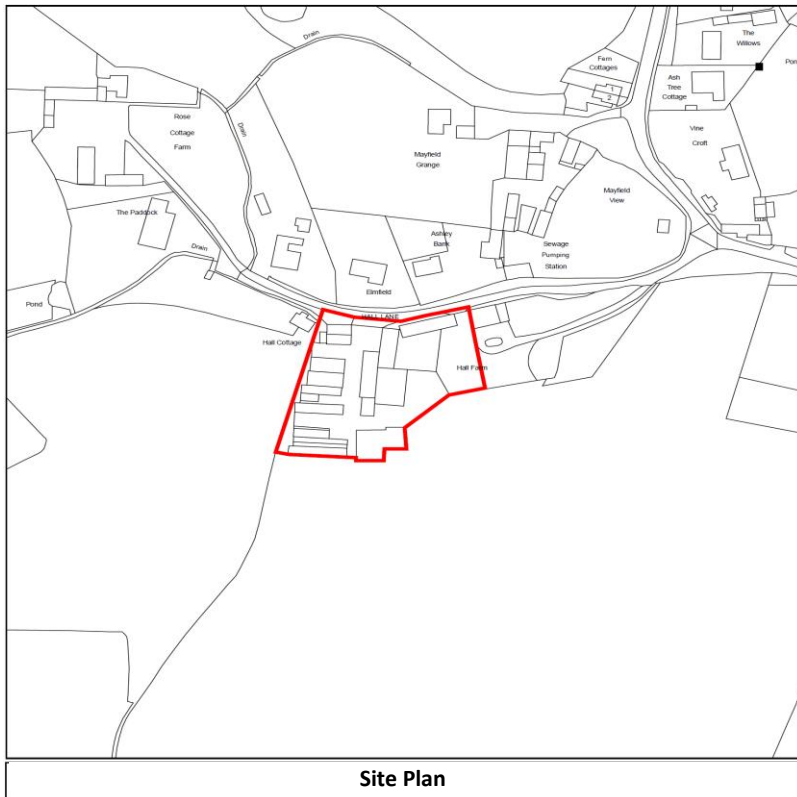
**NGR: 452213 436451**

**Site Area: 0.53 ha**

**Settlement Hierarchy: Designated Service Village**

**Developable Area: 0.53 ha**

**SDC Yield Estimate: 19**



| KEY ENVIRONMENTAL CONSTRAINTS |   |        |
|-------------------------------|---|--------|
| Issue                         | Comments  | Flag   |
| ALC/PDL/<br>Green Belt        | The site has Grade 3a Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). The current land use holds vacant farm buildings and a farm for sale. However due to Church Fenton's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement for limited Greenfield development.   | Yellow |
| Flood Risk                    | The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.   | Green  |
| Transport<br>Access           | The nearest public transport facilities are the, Church Fenton, Garage bus stop (approximately 400-500m to the north) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The Church Fenton Railway Station is approximately 1,300m to the northwest. The site is connected to the highway but may require highway works to provide vehicular access and road widening/improvement to accommodate anticipated vehicular flow and access.   | Yellow |
| Community<br>Facilities       | Church Fenton has some community facilities that include Church Fenton post office and Fenton flyer, White Hare and Junction Inn public houses situated on Station Road and Main Street respectively (approximately 1km and 700-800m and to the north west of the site). Higher levels of services in the neighbouring principle settlement of Selby are easily accessible via rail and bus routes. Kirk Fenton Primary school is approximately 1km to the north west of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. | Yellow |
| Nature<br>Conservation        | There are no nature conservations sites within 400m of the site.  | Green  |
| Heritage                      | The Church of St Mary the Virgin, a Grade I listed church, approximately 800-900m to the north west of the site.  | Yellow |

**SUSTAINABILITY APPRAISAL**

Site Ref: CHFN 005

Site Name: Hall Farm, Hall Lane, Church Fenton.

Site Size: 0.53 ha site proposed for housing

| SA OBJECTIVE   | EFFECT | COMMENTARY  |
|--|--------|---|
| <b>ECONOMIC</b>  |        |   |
| <b>1. Good quality employment opportunities available to all</b>   |        |   |
| <ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>                             | -      | <p>The site is located on Grade 3a agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Church Fenton. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities, but has good access to higher level services and employment opportunities in Selby and the local service centres of Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objectives. To minimise damage to the environment due to car usage, SDC should promote sustainable transport, such as car sharing and the use of the existing public transport. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities.</p> |
| <b>SOCIAL</b>  |        |   |
| <b>3. Education and training opportunities to build skills and capacities</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>  | ✓      | <p>Kirk Fenton Primary school is approximately 1km to the north west of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>   |
| <b>4. Conditions and services to engender good health</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>  | ?/-    | <p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice, Church Fenton branch (according to NHS Choices) it is located approximately 800-900m northwest of the site. It should be noted the doctor operates these surgeries with limited facilities and without supporting staff. The closest main surgery is in Sherburn-In-Elmet (approximately 3,900m southwest of the site) that is accessible by nearby bus routes.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>   |
| <b>7. Culture, leisure and recreation activities available to all</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public</li> </ul> | ✓      | <p>There are multiple CLR facilities in close proximity to the site including: the village hall (approximately 700-800m to the northwest of the site), an equipped play area and football pitch (approximately 500-600m to the north), Church Fenton Cricket Club on Busk Lane (approximately 600-700m to the north) and a bowling green (approximately 1.5km west). Additional CLR facilities are accessible in Selby via public transport. Therefore, allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to help address the shortfall of recreational open space in the district, through on-site provision. There are no Public Rights of Way (PRoW) on the site. Any development at this site could contribute to improve PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more, the adopted Developer Contributions SPD would help to</p>   |

| SA OBJECTIVE  | EFFECT | COMMENTARY  |
|---|--------|---|
| <i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>  |        | ensure suitable provision of recreational facilities in the local area.   |
| <b>8. Quality housing available to everyone</b>   |        |   |
| <ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>  | ✓      | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>  |
| <b>9. Local needs met locally</b>   |        |   |
| <ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>  | -      | The site is in on the outskirts of Church Fenton. Therefore the site is unlikely to support the vibrancy of Church Fenton, and could potentially be isolated from the local community. The small scale of the site would provide limited enlivenment of the village.  |
| <b>ENVIRONMENTAL</b>  |        |   |
| <b>10. A transport network which maximises access whilst minimising detrimental impacts</b>   |        |   |
| <ul style="list-style-type: none"> <li><i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul> | -/✓    | The nearest public transport facilities are the, Church Fenton, Garage bus stop (approximately 400-500m to the north) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The Church Fenton Railway station is approximately 1,300m to the northwest. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, there will be a need for commuting to neighbouring settlements or out commuting which is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage sustainable modes of transport and environments attractive to non-car users (e.g. pedestrians and cyclists). |
| <b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>   |        |   |
| <ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>   | ✓      | <p>As aforementioned, the site has minimal local services but good access to higher level services in Selby. Therefore allocation of this site only partially promotes the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as a mixture of Greenfield and PDL; therefore allocation of this site is only partially encouraging the development on brownfield sites. However because of Church Fenton's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>  |

| SA OBJECTIVE  | EFFECT | COMMENTARY   |
|---|--------|--|
| <b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>  |        |  |
| <ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul> | -      | The Church of St Mary the Virgin is located approximately 850m to the north west of the site. Therefore, any development at the site would need to consider the setting of this building.  |
| <b>13. A bio-diverse and attractive natural environment</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>   | ✓      | <p>The site is not situated within or in close proximity to a designated nature conservation area. The site has numerous trees, shrubs and other vegetation. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>Whilst the site is not located within or close to any landscape designations, given the sites location within a rural setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> |
| <ul style="list-style-type: none"> <li>Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?</li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>  |        |  |
| <b>14. Minimal pollution levels</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>   | ?      | <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p>   |
| <ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for</li> </ul>  |        |  |

| SA OBJECTIVE  | EFFECT | COMMENTARY  |
|---|--------|---|
| <i>such pollution?</i>  |        |   |
| <b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>  |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce greenhouse gas emissions from transport?</i></li> <li>• <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li>• <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li>• <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul> | -      | <p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p> |
| <b>16. Reduce the risk of flooding to people and property</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce risk from flooding?</i></li> <li>• <i>Will it direct development away from flood risk areas?</i></li> <li>• <i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>   | ✓      | <p>The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation of this site would therefore direct development away from flood risk areas.</p>  |
| <b>17. Prudent and efficient use of resources</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield?)</i></li> <li>• <i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>   | -      | <p>The site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL. Therefore allocation of this site would only partially be promoting use of Brownfield land.</p> <p>According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>   |



**East of St. Marys Church, Church Fenton**

NGR: 451517,436915

Site Area: 14 ha

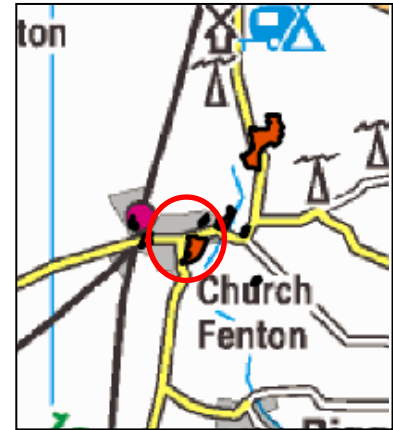
Settlement Hierarchy: Designated Service Village

**CHFN 006**

Developable Area: 4.56 ha

SDC: Maximum Yield

Estimate: 114



Site Plan

| KEY ENVIRONMENTAL CONSTRAINTS |   |        |
|-------------------------------|---|--------|
| Issue                         | Comments  | Flag   |
| ALC/PDL/Green Belt            | The current land use is Grade 3a agricultural. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Church Fenton's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement for limited Greenfield development.   | Yellow |
| Flood Risk                    | The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding  | Green  |
| Transport Access              | The nearest public transport facilities are the, Church Fenton, Northfield Lane bus stop (approximately within 100m to the north-east) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The Church Fenton Railway station is approximately 500m to the west. The site is not connected to the highway and would require highway works.  | Yellow |
| Community Facilities          | Church Fenton has some community facilities that include Church Fenton post office and Fenton flyer, White Hare and Junction Inn public houses situated on Station Road and Main Street respectively (approximately 200m and 50m to the southwest of the site). Higher levels of services in the neighbouring principle settlement of Selby are easily accessible via rail and bus routes. Kirk Fenton Primary school is approximately 50-100m to the north-west of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. | Yellow |
| Nature Conservation           | There are no designated nature conservation sites within 400m of the site. However the site is located within a Strategic Countryside Gap (SCG).  | Yellow |
| Heritage                      | The Church of St Mary the Virgin, a Grade I listed building, is located approximately within 100m to the west of the site.  | Yellow |

**SUSTAINABILITY APPRAISAL**

Site Ref: CHFN 006

Site Name: East of St Marys Church, Church Fenton

4.56 ha site proposed for housing

| SA OBJECTIVE   | EFFECT | COMMENTARY  |
|--|--------|---|
| <b>ECONOMIC</b>  |        |   |
| <b>1. Good quality employment opportunities available to all</b>   |        |   |
| <ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>   | -      | <p>Due to the scale of the development there is some potential to stimulate the economy and employment opportunities in Church Fenton. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities, but has good access to higher level services and employment opportunities in Selby and the local service centres of Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objectives. Any development at the site should encourage sustainable modes of transport and environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, there is the potential that additional strain will be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>  |
| <b>SOCIAL</b>  |        |   |
| <b>3. Education and training opportunities to build skills and capacities</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>  | ✓      | <p>Kirk Fenton Primary school is approximately 100 to the north of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD will ensure that educational facilities will not be adversely impacted upon by any new housing development at this site.</p>  |
| <b>4. Conditions and services to engender good health</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>  | ?/-    | <p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice, Church Fenton branch (according to NHS Choices) it is located approximately 100m north of the site. It should be noted the doctor operates these surgeries with limited facilities and without supporting staff. The closest main surgery is in Sherburn-In-Elmet (approximately 3500m southwest of the site) that is accessible by nearby bus routes. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>   |
| <b>7. Culture, leisure and recreation activities available to all</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing</li> </ul> | ✓      | <p>There are multiple CLR facilities in close proximity to the site including: the village hall (approximately 200-300m to the west of the site), an equipped play area and football pitch (approximately 200-300m to the east), Church Fenton Cricket Club on Busk Lane (approximately 400-500 to the northeast) and a bowling green (approximately 800m west). Adhoc playing fields are also available (approximately 700-800m to the northeast). Additional CLR facilities are accessible in Selby via public transport. Therefore, allocation of this site it is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is some potential to help address the shortfall of recreational open space in the district through on-site provision. There are Public Rights of Way (PRoW) on the site, running up the western boundary of the site, which then splits into two, cutting across the site towards the north-east. Any development at this site could contribute to improve the PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more, the adopted Developer Contributions SPD would help to ensure suitable provision of recreational facilities in the local area.</p> |

| SA OBJECTIVE  | EFFECT | COMMENTARY   |
|---|--------|--|
| <i>recreation facilities for walkers, cyclists and riders?</i>  |        |  |
| <b>8. Quality housing available to everyone</b>   |        |  |
| <ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> </ul>   | ✓      | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>             |
| <b>9. Local needs met locally</b>   |        |  |
| <ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>  | ✓      | The site is in close proximity to the Main Street and centre of Church Fenton. Therefore the site has the potential to support the vibrancy of Church Fenton.  |
| <b>ENVIRONMENTAL</b>  |        |  |
| <b>10. A transport network which maximises access whilst minimising detrimental impacts</b>   |        |  |
| <ul style="list-style-type: none"> <li><i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul> | -/✓    | <p>The nearest public transport facilities are the, Church Fenton, Northfield Lane bus stop (approximately within 100m to the east) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The Church Fenton Railway station is approximately 800m to the west. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, there will be a need for commuting to neighbouring settlements or out commuting which is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage sustainable modes of transport and environments attractive to non-car users (e.g. pedestrians and cyclists).</p> |
| <b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>   |        |  |
| <ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>   | *      | <p>As aforementioned, the site has minimal local services but good access to higher level services in Selby. Therefore allocation of this site only partially promotes the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is Grade 3a agricultural (arable); therefore allocation of this site is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>   |

| SA OBJECTIVE  | EFFECT | COMMENTARY   |
|---|--------|--|
| <b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>  |        |  |
| <ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul> | -      | The Church of St Mary the Virgin a Grade I listed building is located approximately 100m to the west of the site. Therefore, any development at this site will need to take into consideration the setting of this building.   |
| <b>13. A bio-diverse and attractive natural environment</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>   | -      | <p>The site is not situated within or in close proximity to a designated nature conservation area, but is within a SCG. The site contains hedgerows and scattered trees. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Given the sites location within a rural setting and SCG status, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> |
| <ul style="list-style-type: none"> <li>Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?</li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>  |        |  |
| <b>14. Minimal pollution levels</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>   | ?      | <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p>  |
| <ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for</li> </ul>  |        |  |

| SA OBJECTIVE  | EFFECT | COMMENTARY  |
|---|--------|---|
| <i>such pollution?</i>  |        |   |
| <b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>  |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce greenhouse gas emissions from transport?</i></li> <li>• <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li>• <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li>• <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul> | -      | <p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p> |
| <b>16. Reduce the risk of flooding to people and property</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce risk from flooding?</i></li> <li>• <i>Will it direct development away from flood risk areas?</i></li> <li>• <i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>   | ✓      | <p>The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Therefore, allocation of this site is directing development away from flood risk areas.</p>  |
| <b>17. Prudent and efficient use of resources</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield?)</i></li> <li>• <i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>   | -      | <p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is Grade 3a agricultural land. Therefore does not represent an efficient use of land. According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>  |

**East of the Bungalow, Main Street, Church Fenton**

**CHF N 007**

NGR: 451812, 437043

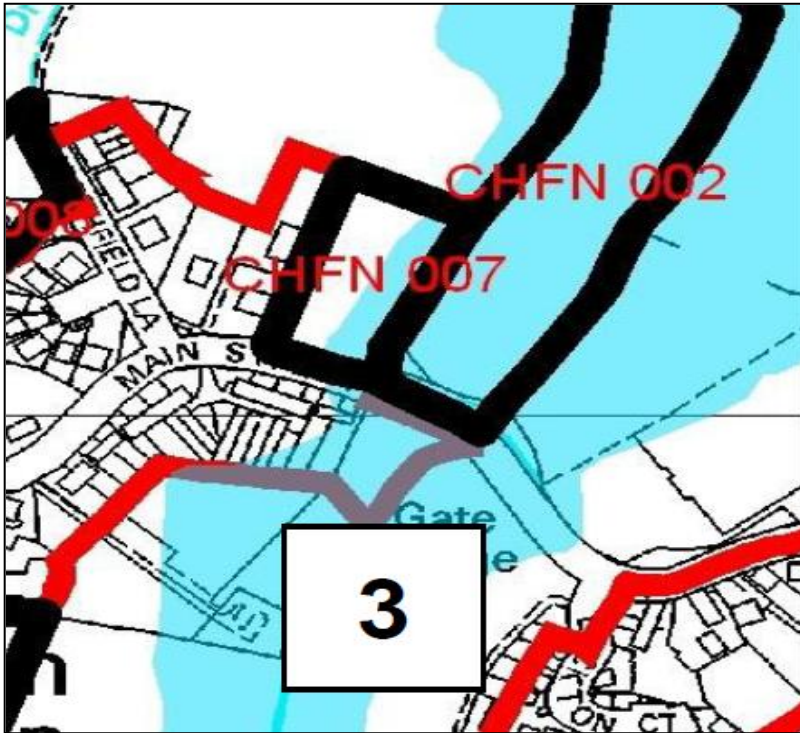
Site Area: 0.49 ha

Settlement Hierarchy: Designated Service Village

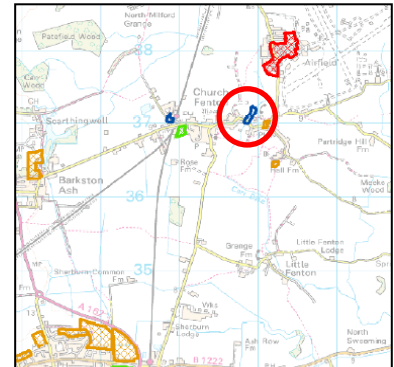
Developable Area: 0.49 ha

SDC Maximum Yield

Estimate:12



Site Plan



| KEY ENVIRONMENTAL CONSTRAINTS |   |        |
|-------------------------------|---|--------|
| Issue                         | Comments  | Flag   |
| ALC/PDL/Green Belt            | The current land use is Grade 3a agricultural land. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Church Fenton's status as a Designated Service Village, it is viewed in the draft Core Strategy as a suitable settlement for limited Greenfield development.   | Yellow |
| Flood Risk                    | The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding  | Green  |
| Transport Access              | The nearest public transport facilities are the, Church Fenton, Northfield Lane bus stop (approximately within 100m to the west) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The Church Fenton Railway Station is approximately 600m to the west. The site is connected to the highway and would require additional highway works.   | Yellow |
| Community Facilities          | Church Fenton has some community facilities that include Church Fenton post office and Fenton flyer, White Hare and Junction Inn public houses situated on Station Road and Main Street respectively (approximately 400m and 200m to the southwest of the site). Higher levels of services in the neighbouring principle settlement of Selby are easily accessible via rail and bus routes. Kirk Fenton Primary school is approximately 300-400m to the west of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. | Yellow |
| Nature Conservation           | There are no designated nature conservations sites within 400m of the site. However the site is located within a Strategic Countryside Gap (SCG).   | Yellow |
| Heritage                      | The site is in close proximity (within a 1km radius) to the following architectural and historically important features and areas and their settings: the Grade I listed Church of St Mary the Virgin (approximately within 100m to the west), and a Scheduled Ancient Monument (World War two air defenses) 600-700m east of the site  | Yellow |

**SUSTAINABILITY APPRAISAL**

Site Ref: CHFN 007

Site Name: East of The Bungalow, Church Fenton

Site Size: 0.49 ha site proposed for housing

| SA OBJECTIVE   | EFFECT | COMMENTARY  |
|--|--------|---|
| <b>ECONOMIC</b>  |        |   |
| <b>1. Good quality employment opportunities available to all</b>   |        |   |
| <ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>   | -      | <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Church Fenton. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities, but has good access to higher level services and employment opportunities in Selby and the local service centres of Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objectives. Any development at the site should encourage sustainable modes of transport and environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities.</p>   |
| <b>SOCIAL</b>  |        |   |
| <b>3. Education and training opportunities to build skills and capacities</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>  | ✓      | <p>Kirk Fenton Primary school is approximately 300-400m to the east of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD will ensure that educational facilities will not be adversely impacted upon by any new housing development at this site.</p>  |
| <b>4. Conditions and services to engender good health</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>  | ?/-    | <p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice, Church Fenton branch (according to NHS Choices) it is located approximately 200m west of the site. It should be noted the doctor operates these surgeries with limited facilities and without supporting staff. The closest main surgery is in Sherburn-In-Elmet (approximately 3800m southwest of the site) is accessible by nearby bus routes. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>   |
| <b>7. Culture, leisure and recreation activities available to all</b>  |        |   |
| <ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists</li> </ul> | ✓      | <p>There are multiple CLR facilities in close proximity to the site including: the village hall (approximately 400-500m to the west of the site), an equipped play area and football pitch (approximately 200-300m to the south-east), Church Fenton Cricket Club on Busk Lane (approximately 300-400 to the north-west) and a bowling green (approximately 1100m west). Adhoc playing fields are also available (approximately 500-600m to the east). Additional CLR facilities are accessible in Selby via public transport. Therefore, it is likely to increase non-car based access to CLR activities</p> <p>Due to the scale of the site, there is limited potential to help address the shortfall of recreational open space in the district through on-site provision. There are no Public Rights of Way (PRoW) on or near the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p> |

| SA OBJECTIVE  | EFFECT | COMMENTARY   |
|---|--------|--|
| <i>and riders?</i>  |        |  |
| <b>8. Quality housing available to everyone</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> </ul>  | ✓      | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p> |
| <b>9. Local needs met locally</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>   | ✓      | The site is in close proximity to the Main Street and centre of Church Fenton. Therefore the site has the potential to support the vibrancy of Church Fenton and is unlikely to be isolated from the local community.  |
| <b>ENVIRONMENTAL</b>  |        |  |
| <b>10. A transport network which maximises access whilst minimising detrimental impacts</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</li> </ul> | -      | <p>The nearest public transport facilities are the, Church Fenton, Northfield Lane bus stop (approximately within 100m to the west) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The Church Fenton Railway station is approximately 900m to the west. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, there will be the need for commuting to neighbouring settlements or out commuting which is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should contribute towards improving pedestrian and cycling facilities.</p>  |
| <ul style="list-style-type: none"> <li>Will it improve access to opportunities and facilities for all groups?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it make the transport / environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>   |        |  |
| <b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>                             |        |  |
| <ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> </ul>                                   | *      | <p>As aforementioned, the site has minimal local services but good access to higher level services in Selby. Therefore, allocation of this site only partially promotes the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is Grade 3a agricultural land (arable); therefore it is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>  |
| <ul style="list-style-type: none"> <li>Will it ensure new development is well designed and appropriate to its setting?</li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>Will it encourage the development of Brownfield sites?</li> </ul>  |        |  |



| SA OBJECTIVE  | EFFECT | COMMENTARY  |
|---|--------|---|
| <b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>  |        |   |
| <ul style="list-style-type: none"> <li>• Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul> | -      | <p>The site is in close proximity (within a 1km radius) to the following architectural and historically important features and areas and their settings: the Grade I listed Church of St Mary the Virgin (approximately 50m to the west) and a Scheduled Ancient Monument (World War two air defenses) 600-700m east of the site. Therefore, any development at the site will need to take into consideration the setting of these sites.</p>   |
| <b>13. A bio-diverse and attractive natural environment</b>   |        |   |
| <ul style="list-style-type: none"> <li>• Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>   | -      | <p>The site is not situated within or in close proximity to a designated nature conservation area, but is within a SCG. The site contains hedgerows. Given the sites location within a rural setting and SCG status, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>  |
| <ul style="list-style-type: none"> <li>• Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</li> </ul>  |        |   |
| <ul style="list-style-type: none"> <li>• Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>   |        |   |
| <ul style="list-style-type: none"> <li>• Will it protect and enhance the District's rivers?</li> </ul>  |        |   |
| <b>14. Minimal pollution levels</b>   |        |   |
| <ul style="list-style-type: none"> <li>• Will it clean up contaminated land to the appropriate standard?</li> </ul>   | ?      | <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> <p>If the land use on the site was changed to residential this would remove the existing pollution activities and reduce pollution emissions from the site such as air, water and noise pollution.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> |
| <ul style="list-style-type: none"> <li>• Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>  |        |   |
| <ul style="list-style-type: none"> <li>• Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>  |        |   |
| <ul style="list-style-type: none"> <li>• Will it reduce noise pollution from current activities and the potential for</li> </ul>  |        |   |

| SA OBJECTIVE  | EFFECT | COMMENTARY  |
|---|--------|---|
| <i>such pollution?</i>  |        |   |
| <b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>  |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce greenhouse gas emissions from transport?</i></li> <li>• <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li>• <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li>• <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul> | -      | <p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p> |
| <b>16. Reduce the risk of flooding to people and property</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce risk from flooding?</i></li> <li>• <i>Will it direct development away from flood risk areas?</i></li> <li>• <i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>   | ✓      | <p>The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Therefore allocation of this site is directing development away from flood risk areas.</p>   |
| <b>17. Prudent and efficient use of resources</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield?)</i></li> <li>• <i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>   | -      | <p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is agricultural. Therefore does not represent an efficient use of land. According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>   |

## Land at North Lodge

NGR: 451812, 437043

Site Area: 0.52 ha

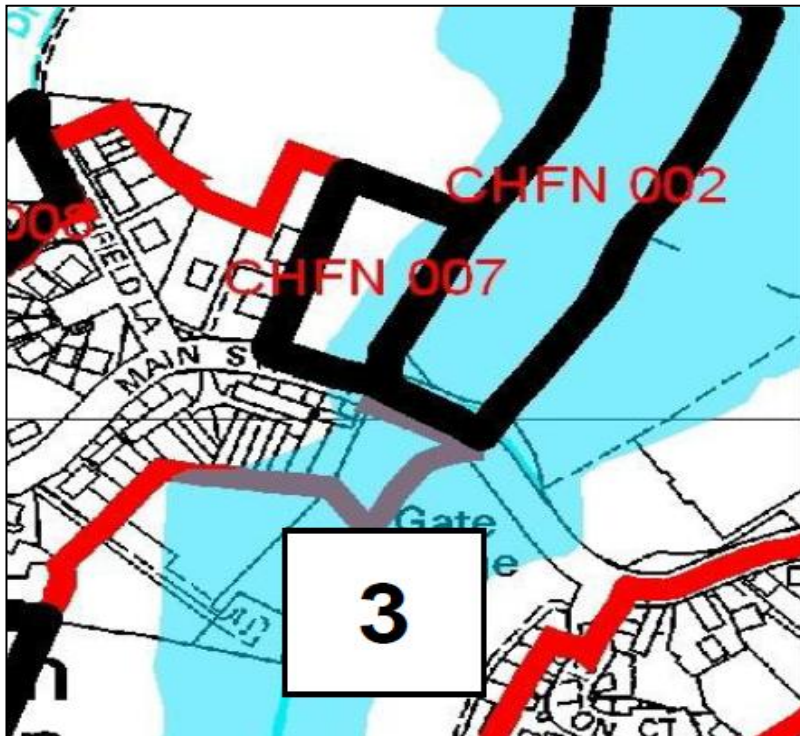
Settlement Hierarchy: Designated Service Village

**CHFN 008**

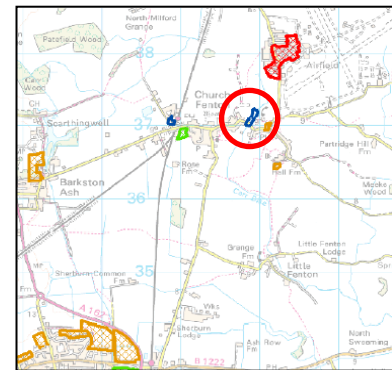
Developable Area: 0.52 ha

SDC: Maximum Yield

Estimate: 13



Site Plan



| KEY ENVIRONMENTAL CONSTRAINTS |   |        |
|-------------------------------|---|--------|
| Issue                         | Comments  | Flag   |
| ALC/PDL/Green Belt            | The site has a Grade 3 Agricultural Land Classification (ALC). The current land use consists of residential buildings and agricultural land. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However due to Church Fenton's status as a Service Village it is viewed in the draft Core Strategy as a suitable settlement for limited Greenfield development.   | Yellow |
| Flood Risk                    | The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding  | Green  |
| Transport Access              | The nearest public transport facilities are the, Church Fenton, Northfield Lane bus stop (approximately within 100m to the south east ) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The Church Fenton Railway station is approximately 600-700m to the west. The site is connected to the highway but would require additional highway works.  | Yellow |
| Community Facilities          | Church Fenton has some community facilities that include Church Fenton post office and Fenton flyer, White Hare and Junction Inn public houses situated on Station Road and Main Street respectively (approximately 400m and 200m to the southwest of the site). Higher levels of services in the neighbouring principle settlement of Selby are easily accessible via rail and bus routes. Kirk Fenton Primary school is approximately 400-500m to the south-west of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. | Yellow |
| Nature Conservation           | SDC has identified that there are no nature conservations sites within 400m of the site. However the site is located within a Strategic Countryside Gap (SCG).  | Yellow |
| Heritage                      | The site is in close proximity (within a 1km radius) to the following architectural and historically important features and areas and their settings: the Grade I listed Church of St Mary the Virgin (approximately 400m to the south-west), and a Scheduled Ancient Monument (World War two air defenses) 500-600m east of the site.  | Yellow |

**SUSTAINABILITY APPRAISAL**

Site Ref: CHFN 008

Site Name: Land at north Lodge, Church Fenton

0.52 ha site proposed for housing

| SA OBJECTIVE   | EFFECT | COMMENTARY   |
|--|--------|--|
| <b>ECONOMIC</b>  |        |  |
| <b>1. Good quality employment opportunities available to all</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>   | -      | <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Church Fenton. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities, but has good access to higher level services and employment opportunities in Selby and the local service centres of Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objectives. Any development at the site should encourage sustainable modes of transport and environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities.</p>  |
| <b>SOCIAL</b>  |        |  |
| <b>3. Education and training opportunities to build skills and capacities</b>  |        |  |
| <ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>  | ✓      | <p>Kirk Fenton Primary school is approximately 100m to the west of the site. SDC has identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD will ensure that educational facilities will not be adversely impacted upon by any new housing development at this site.</p>   |
| <b>4. Conditions and services to engender good health</b>  |        |  |
| <ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>  | ?/-    | <p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice, Church Fenton branch (according to NHS Choices) it is located approximately 100m south of the site. It should be noted the doctor operates these surgeries with limited facilities and without supporting staff. The closest main surgery is in Sherburn-In-Elmet (approximately 3,800m southwest of the site) is accessible via nearby bus routes. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>   |
| <b>7. Culture, leisure and recreation activities available to all</b>  |        |  |
| <ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists</li> </ul> | ✓      | <p>There are multiple CLR facilities in close proximity to the site include; village hall (approximately 300-400m to the west of the site), equipped play area and football pitch (approximately 200-300m to the south-east), Church Fenton Cricket Club on Busk Lane (approximately 100-200 to the north-east) and a bowling green (approximately 1000m west). Adhoc playing fields are also available (approximately 600-700m to the north-east). Additional CLR facilities are accessible in Selby via public transport. Therefore, it is likely to increase non-car based access to CLR activities</p> <p>Due to the scale of the site, there is limited potential to help address the shortfall of recreational open space in the district through onsite provision. There are Public Rights of Way (PRoW) on or near the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p> |

| SA OBJECTIVE  | EFFECT | COMMENTARY   |
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| <i>and riders?</i>  |        |  |
| <b>8. Quality housing available to everyone</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> </ul>  | ✓      | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations; in an attempt for development to be in keeping with the area and creating sustainable communities; the yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p> |
| <b>9. Local needs met locally</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>   | ✓      | The site is in close proximity to the Main Street and centre of Church Fenton. Therefore the site has the potential to support the vibrancy of Church Fenton and is unlikely to be isolated from the local community.  |
| <b>ENVIRONMENTAL</b>  |        |  |
| <b>10. A transport network which maximises access whilst minimising detrimental impacts</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</li> </ul> | -/✓    | <p>The nearest public transport facilities are the, Church Fenton, Northfield Lane bus stop (approximately within 100m to the south-east) which is serviced by a bus route between Pontefract and Tadcaster and Tadcaster and Selby. The Church Fenton Railway station is approximately 600-700m to the west. Church Fenton is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is moderate to high and is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should contribute towards improving pedestrian and cycling facilities.</p>   |
| <ul style="list-style-type: none"> <li>Will it improve access to opportunities and facilities for all groups?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>   |        |  |
| <b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>                             |        |  |
| <ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> </ul>                                   | -      | <p>As aforementioned, the site has minimal local services but good access to higher level services in Selby. Therefore allocation of this site only partially promotes the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as a mixture of Greenfield and PDL. The current land use occupied residential buildings and Grade 3 agricultural (arable); therefore it is partially encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>  |
| <ul style="list-style-type: none"> <li>Will it ensure new development is well designed and appropriate to its setting?</li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>Will it encourage the development of Brownfield sites?</li> </ul>  |        |  |

| SA OBJECTIVE  | EFFECT | COMMENTARY   |
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| <b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>  |        |  |
| <ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul> | -      | The site is in close proximity (within a 1km radius) to the following architectural and historically important features and areas and their settings: the Grade I listed Church of St Mary the Virgin (approximately 400m to the south-west) and a Scheduled Ancient Monument (World War two air defenses) 800-900m east of the site. Therefore, any development at this site will not need to take into consideration the setting of these sites.   |
| <b>13. A bio-diverse and attractive natural environment</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>   | -      | <p>The site is not situated within or in close proximity to a designated nature conservation area, but is within a SCG. The site contains hedgerows. Given the sites location within a rural setting and SCG status, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> |
| <ul style="list-style-type: none"> <li>Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?</li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>   |        |  |
| <ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>  |        |  |
| <b>14. Minimal pollution levels</b>   |        |  |
| <ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>   | ?      | <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p>  |
| <ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>  |        |  |
| <ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for</li> </ul>  |        |  |

| SA OBJECTIVE  | EFFECT | COMMENTARY  |
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| <i>such pollution?</i>  |        |   |
| <b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>  |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce greenhouse gas emissions from transport?</i></li> <li>• <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li>• <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li>• <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul> | -      | <p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p> |
| <b>16. Reduce the risk of flooding to people and property</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it reduce risk from flooding?</i></li> <li>• <i>Will it direct development away from flood risk areas?</i></li> <li>• <i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>   | ✓      | <p>The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Therefore allocation of this site will be directing development away from flood risk areas.</p>  |
| <b>17. Prudent and efficient use of resources</b>   |        |   |
| <ul style="list-style-type: none"> <li>• <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield?)</i></li> <li>• <i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>   | -      | <p>The site is not within a Greenbelt. SDC classifies the land as Greenfield and PDL. The current land use is residential buildings and agricultural. Therefore allocation of this site only partially promotes the use of Brownfield land. According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>  |