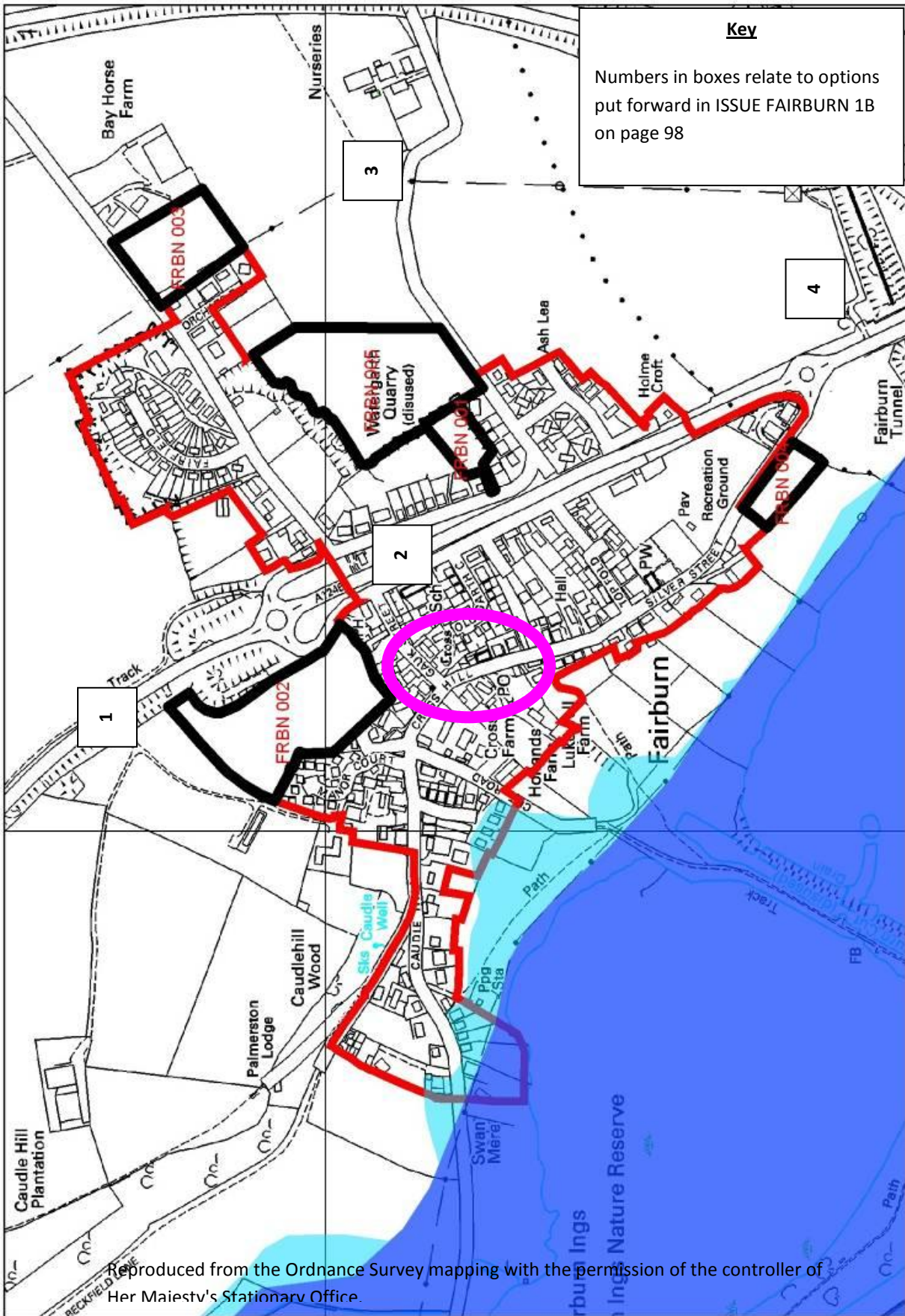


# 1.12 Fairburn



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# Land Rear of 27 Lunnsfield Lane, Fairburn

**FRBN 001**

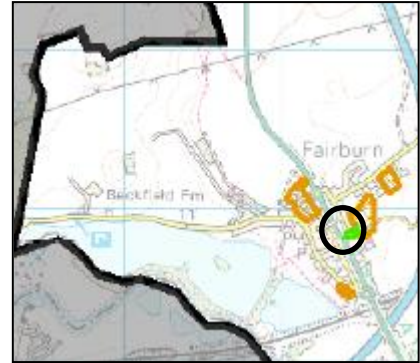
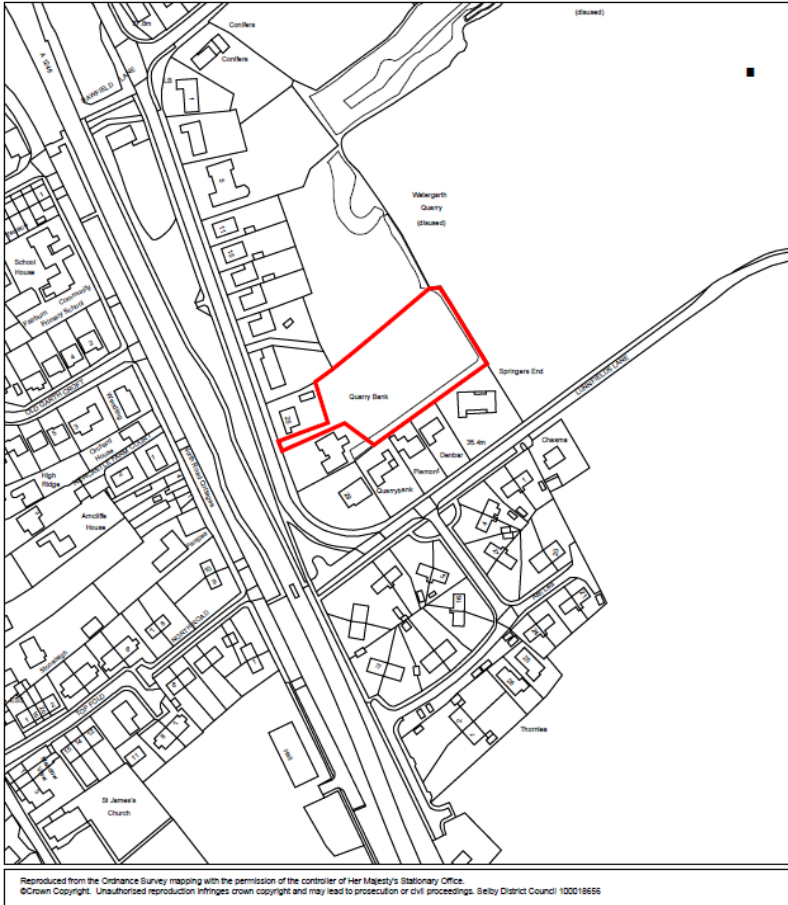
NGR: 447462 427839

Site Area: 0.4 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.4 ha

SDC Maximum Yield Estimate: 14



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/ PDL/ Green Belt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL). The site is currently vacant. There is an existing approval on the site (Ref. 2006/0727/FUL - 8/48/100C/PA) granted on appeal (29/03/2007) for the erection of 8 dwellings and 6 apartments, although construction has not commenced.	
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	
Transport Access	The nearest public transport facilities are the Quarry Bank South-bound bus stop (approximately within 100m to the west of the site) which is served by a bus route between Pontefract and Tadcaster; and services nearby are also available between Selby and Tadcaster. Access from the site to the highway is from Lunnsfield Lane.	
Community Facilities	Fairburn has multiple community facilities that include Fairburn Post Office and Shop (approximately 200-300m west of the site), the Three Horse Shoes (approximately 100-200m west of the site), and the Wagon and Horses (approximately 200-300m west of the site) public houses and Fairburn Community Centre. Higher levels of services in the neighbouring principle settlement of Castleford are easily accessible. Fairburn Community Primary School is approximately 100-200m to the north west of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	Fairburn Ings Local Nature Reserve and SSSI is located approximately 400-500m to the west of the site at the nearest location.	
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage	

	assets.	
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## SUSTAINABILITY APPRAISAL

Site Ref: FRBN 001

Site Name: Land Rear of 27 Lunnfield Lane, Fairburn

Site Size: 0.4 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>	-	Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Fairburn. 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. Fairburn is classified as a Primary Village and therefore has minimal local employment opportunities, but good access to higher level services and employment opportunities in Castleford. Therefore the allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). However, the scale and location of the site is unlikely to stimulate additional public transport.
<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>	-	Fairburn Community Primary School is approximately 100-200m 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 a 'green' 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.
<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>	?/-	Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tieve Tara Medical Centre (according to NHS Choices) and is approximately 2.3km to the south west of the site. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD will ensure that health care services will not be adversely impacted upon by any new housing developments at this site.
<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 and riders?</li> </ul>	-	CLR facilities in close proximity to the site include Football and Cricket Pitches at the Recreation Ground approximately 400-500m to the south of the site, Skate Board and BMX Park approximately 300-400m to the north of the site, and the Wildgoose Gallery approximately 200-300m to the west of the site. Additional CLR facilities including Xscape Castleford are easily accessible via public transport. Therefore, allocation of this site is likely to increase non-car based access to CLR activities. Due to the scale of the allocations there is limited potential to 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. As the Site is likely to be above the threshold of 5 dwellings or more, the adopted Developer Contributions SPD will help to ensure suitable provision of recreational facilities in the local area.



SA OBJECTIVE	EFFECT	COMMENTARY
<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 residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings will be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, 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 centre of Fairburn. Therefore the site has the potential to support the vibrancy of Fairburn.
<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 Quarry Bank South-bound bus stop (approximately within 100m to the west of the site) which is serviced by bus routes between Pontefract, Castleford and Tadcaster; and services nearby are also available between Selby (classified as a Principle Town) and Tadcaster (classified as a Local Service Centre). As a result, there will be a need for commuting to neighbouring settlements or out commuting which is only partially facilitated for by the existing public transport facilities. Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. As such, it is anticipated that residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists).</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 adequate local services and access to higher level services in Castleford. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as PDL and therefore allocation of this site 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>
<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>	-	The site not in close proximity (within a 400m radius) to any designated 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 is located approximately 400-500m to the west of Fairburn Ings, a Local Nature Reserve and SSSI. Therefore allocation of this site could result in additional recreational demands and disturbance to Fairburn Ings.</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> <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, 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>SDC hold no record of potential or known contamination/pollution. As a result the effect of the site on contamination / pollution is unknown. Draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site will need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> <p>The A1 (M) is located 500-600m to the east and could be a potential source of noise pollution. Any development on the site would need to incorporate appropriate mitigation measures.</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 will 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 to 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 a Greenbelt. SDC classifies the land as PDL and therefore allocation of the site would be encouraging development on Brownfield land. According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

# Land North of Top House Farm Mews, Fairburn

**FRBN 002**

**NGR: 447139, 428038**

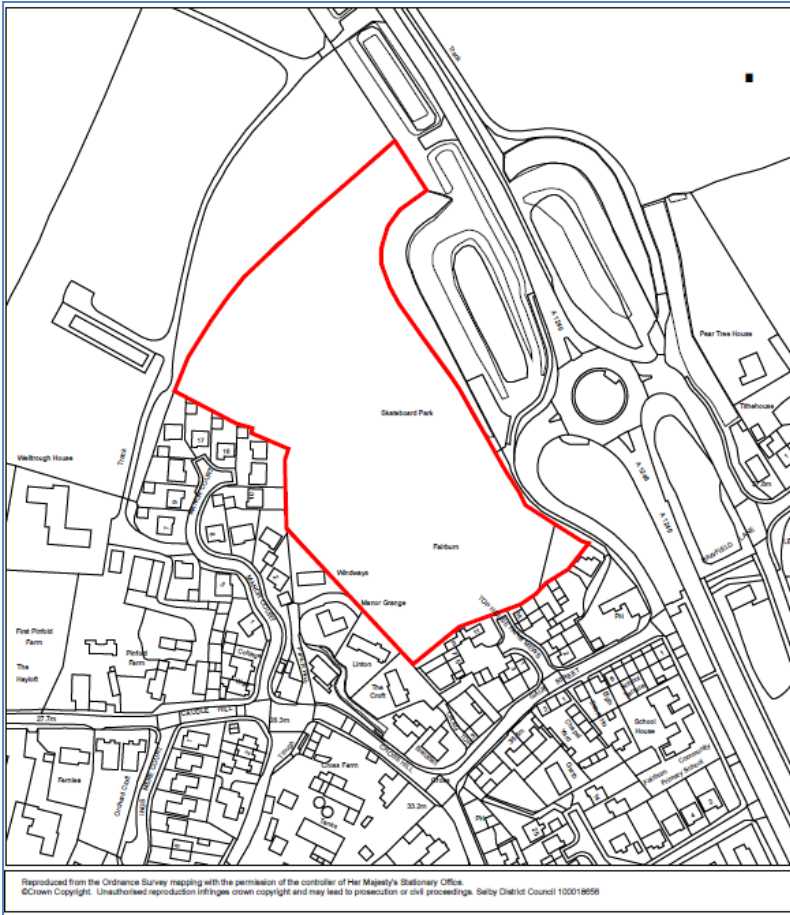
**Site Area: 2.32 ha**

**Settlement Hierarchy: Designated**

**Service Village**

**Developable Area: 2.32 ha**

**SDC Maximum Yield Estimate: 81**



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/ PDL/ Green Belt	The site is within a Greenbelt. The current land use is arable agricultural and has a Grade 2 Agricultural Land Classification (ALC). Selby District Council (SDC) classifies the land as Greenfield. However, due to Fairburn'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 bus service on Rawfield Lane (approximately 100-200m to the east of the site) and Ings Mere Court (approximately 100-200m to the south west of the site) stops which are served by a bus route between Pontefract and Tadcaster; and services nearby are also available between Selby and Tadcaster. The site is accessible via the former A1 bridge road (new A1246 roundabout).	Green
Community Facilities	Fairburn has multiple community facilities that include Fairburn Post Office and Shop (approximately 200-300m south west of the site), the Three Horse Shoes (approximately 300-400m south west of the site), and the Wagon and Horses (approximately 300-400m south east of the site) public houses and Fairburn Community Centre. Higher levels of services in the neighbouring principle settlement of Castleford are easily accessible via public transport. Fairburn Community Primary School is approximately 200-300m to the south of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	Fairburn Ings Local Nature Reserve and SSSI is located approximately 300-400m to the south west of the site at the nearest location.	Yellow
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green



## SUSTAINABILITY APPRAISAL

Site Ref: FRBN 002

Site Name: Land North of Top House Farm Mews, Fairburn

Site Size: 2.32 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 2 arable, agricultural land. Although small, the loss of this land could have a negative impact 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 Fairburn. 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. Fairburn is classified as a Designated Service Village and therefore has minimal local employment opportunities but good access to higher level services and employment opportunities in Castleford. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). The scale and location of the site means it may help to stimulate additional 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>Fairburn Community Primary School is approximately 200-300m to south 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 Tieve Tara Medical Centre (according to NHS Choices) and is approximately 2.3km to the south west of the site. As the Site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD will ensure that health care services will 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>CLR facilities in close proximity to the site include Football and Cricket Pitches at the Recreation Ground approximately 500-600m to the south of the site, Skate Board and BMX Park approximately within 100m to the east of the site, and The Wildgoose Gallery approximately 300-400m to the west of the site. Additional CLR facilities including Xscape Castleford are easily accessible 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 some potential to help address the shortfall of recreational open space in the district, through on-site provision.</p> <p>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 will 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 residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings will be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, 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 centre of Fairburn. Therefore the site has the potential to support the vibrancy of Fairburn.
<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 bus services, with the nearest stops being Rawfield Lane (approximately 100-200m to the east of the site) and Ings Mere Court (approximately 100-200m to the south west of the site) which are serviced by a bus route between Pontefract and Tadcaster; and services nearby are also available between Selby and Tadcaster. Fairburn is classified as a Designated Service Village and has some local facilities but good access to higher level services in neighbouring villages. As a result, the need for commuting to neighbouring settlements or out commuting is 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 services and facilities. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists).</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 adequate local services and access to higher level services in Castleford. Therefore allocation to the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield and therefore allocation of the site would not be encouraging 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>	-	The site not in close proximity (within a 400m radius) to any architectural and historically important features and areas and their settings.
<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, dry stone 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>Fairburn Ings Local Nature Reserve and SSSI is located approximately 300-400m to the south west of the site at the nearest location. Therefore allocation of this site could place additional recreational and disturbance pressure on Fairburn Ings.</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> <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>
<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>There is no record of potential or known contamination/pollution. As a result 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 proposed development at this site will 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>

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 will 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 to 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 within a Greenbelt and SDC classifies the land as Greenfield. The current land use is Grade 2, arable agricultural land. According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>



# Land at Rawfield Lane, Fairburn

**FRBN 003**

NGR: 447696, 428175

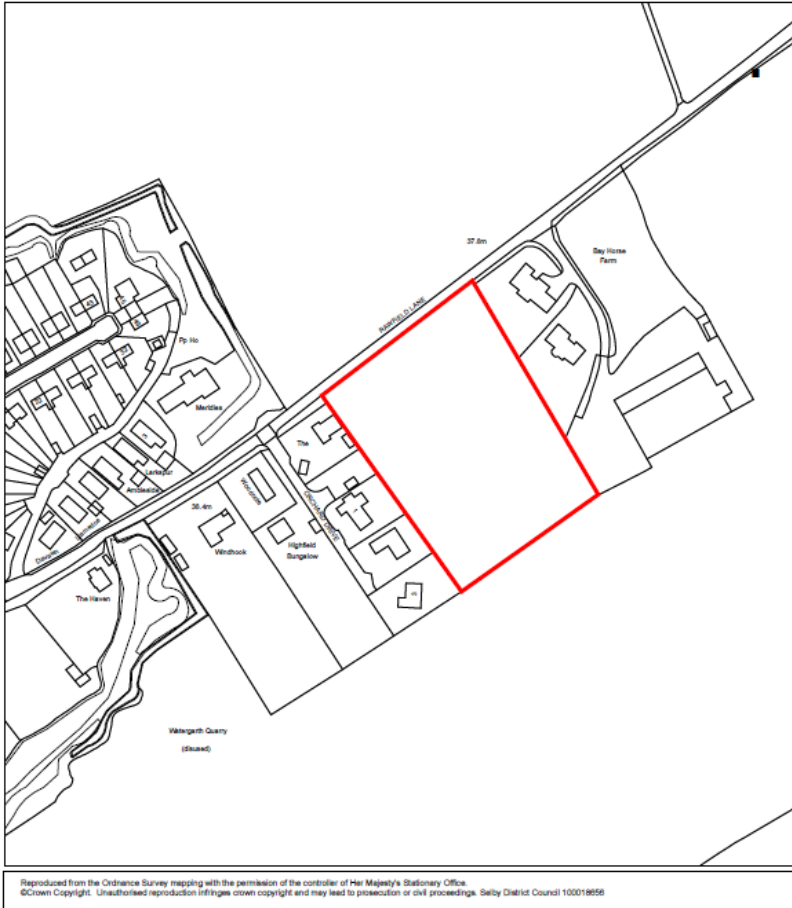
Site Area: 1.00 ha

Settlement Hierarchy: Designated

Service Village

Developable Area: 1.00 ha

SDC Maximum Yield Estimate: 35



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Site Plan

## KEY ENVIRONMENTAL CONSTRAINTS

Issue	Comments	Flag
ALC/ PDL/ Green Belt	The site is within a Greenbelt. The current land use is agricultural and has a Grade 2 Agricultural Land Classification (ALC). Selby District Council (SDC) classifies the land as Greenfield. However due to Fairburn'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 bus services with the nearest stop at the A1 junction with Rawfield Lane (approximately 400-500m to the west of the site) which is serviced by a bus route between Pontefract and Tadcaster; and services nearby are also available between Selby and Tadcaster. The site is accessible from the highway via Rawfield Lane.	Green
Community Facilities	Fairburn has multiple community facilities that include Fairburn Post Office and Shop (approximately 600-700m south west of the site), the Three Horseshoes (approximately 600-700m south west of the site), and the Wagon and Horses (approximately 500-600m south west of the site) public houses and Fairburn Community Centre. Higher levels of services in the neighbouring principle settlement of Castleford are easily accessible via public transport. Fairburn Community Primary School is approximately 500-600m to the west of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	Fairburn Ings Local Nature Reserve and SSSI is located approximately 900-1,000m to the south west of the site at the nearest location.	Yellow
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green

## SUSTAINABILITY APPRAISAL

Site Ref: FRBN 003

Site Name: Land at Rawfield Lane, Fairburn

Site Size: 1.00 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 2 agricultural land. Although small, the loss of this land could have a negative impact 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 Fairburn. 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. Fairburn is classified as a Designated Service Village and therefore has minimal local employment opportunities but good access to higher level services and employment opportunities in Castleford. Therefore, allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</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>Fairburn Community Primary School is approximately 500-600m 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 Tieve Tara Medical Centre (according to NHS Choices) and is approximately 2.88km to the south west of the site. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD will ensure that health care services will 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 and riders?</li> </ul>	✓/-	<p>CLR facilities in close proximity to the site include Football and Cricket Pitches at the Recreation Ground approximately 600-700m to the south west of the site, Skate Board and BMX Park approximately 500-600m to the north east of the site, and The Wildgoose Gallery approximately 600-700m to the south west of the site. Additional CLR facilities including Xscape Castleford are easily accessible via public transport. Therefore, allocation of the site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocation there is limited potential to 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 will help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<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 residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings will be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, 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>	✓	<p>The site is in close proximity to the centre of Fairburn. Therefore the site has the potential to support the vibrancy of Fairburn.</p>
<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 bus services with the nearest stop at the A1 junction with Rawfield Lane (approximately 400-500m to the west of the site) which is serviced by a bus route between Pontefract and Tadcaster; and services nearby are also available between Selby and Tadcaster. Fairburn is classified as a Designated Service Village and has some local facilities but good access to higher level services in neighbouring villages. As a result, there will be a need for commuting to neighbouring settlements or out commuting which is only partially facilitated for by the existing public transport facilities. Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. As such, it is anticipated that residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists).</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 adequate local services and access to higher level services in Castleford. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield and therefore allocation of this site does not encourage 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>	-	The site not in close proximity (within a 400m radius) to any designated 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>Fairburn Ings Local Nature Reserve and SSSI is located approximately 900-1,000m to the south west of the site at the nearest location. Therefore allocation of this site could result in additional recreational demands and disturbance to Fairburn Ings.</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> <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, 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>There is no record of potential or known contamination/pollution. As a result 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 proposed development at this site will need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> <p>The A1 (M) is located approximately 200-300m to the east of the site and could be a potential source of 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. 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 will 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 to 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 within a Greenbelt and SDC classifies the land as Greenfield. The current land use is Grade 2 arable agricultural land. According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

**Land adjacent The Old Vicarage, Silver Street, Fairburn**

**FRBN 004**

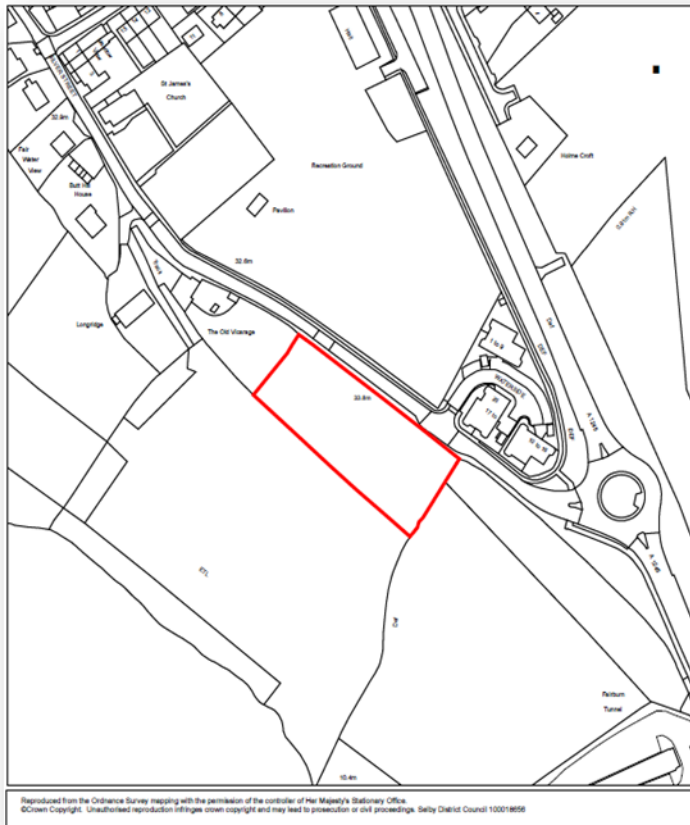
**NGR: 447412, 427457**

**Site Area: 0.4 ha**

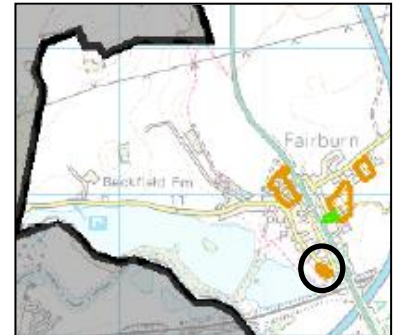
**Settlement Hierarchy: Designated Service Village**

**Developable Area: 0.4 ha**

**SDC Yield Estimate: 14**



**Site Plan**



<b>KEY ENVIRONMENTAL CONSTRAINTS</b>		
<b>Issue</b>	<b>Comments</b>	<b>Flag</b>
ALC/ PDL/ Green Belt	The site is within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Fairburn'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 Silver Street bus stop adjacent to the eastern boundary of the site, which is serviced by a bus route between Pontefract and Tadcaster; and services nearby are also available between Selby and Tadcaster. The site is accessible from the highway from Silver Street.	Green
Community Facilities	Fairburn has multiple community facilities that include Fairburn Post Office and Shop (approximately 300-400m north of the site), the Three Horse Shoes (approximately 300-400m north west of the site), and the Wagon and Horses (approximately 300-400m north east of the site) public houses and Fairburn Community Centre. Higher levels of services in the neighbouring principle settlement of Castleford are easily accessible. Fairburn Community Primary School is approximately 400-500m to the north of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	Fairburn Ings Local Nature Reserve and SSSI is located approximately 100-200m to the west of the site at the nearest location.	Red
Heritage	The site not in close proximity (within a 400m radius) to an architectural or historically important features and areas and their settings.	Green

## SUSTAINABILITY APPRAISAL

Site Ref: FRBN 004 Site Name: Land adjacent The Old Vicarage, Silver Street, Fairburn. Site Size: 0.4 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 Fairburn. 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. Fairburn is classified as a Designated Service Village and therefore has minimal local employment opportunities but good access to higher level services and employment opportunities in Castleford. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</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>Fairburn Community Primary School is approximately 400-500m 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 within 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 Tieve Tara Medical Centre (according to NHS Choices) and is approximately 2.3km to the south west of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD will ensure that health care services will 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>CLR facilities in close proximity to the site include Football and Cricket Pitches at the Recreation Ground that is adjacent to the site's eastern boundary with Silver Street, Skate Board and BMX Park approximately 600-700m to the north east of the site and The Wildgoose Gallery approximately 300-400m to the north of the site. Additional CLR facilities including Xscape Castleford are easily accessible via public transport. Therefore, is likely to increase non-car based access to CLR activities. Due to the scale of the allocation there is limited potential to 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. As the site is likely to be above the threshold of 5 dwellings or more, the adopted Developer Contributions SPD will 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 and riders?</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<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 residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings will be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, 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 centre of Fairburn. Therefore the site has the potential to support the vibrancy of Fairburn.
<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 Silver Street bus stop adjacent to the eastern boundary of the site, which is serviced by a bus route between Pontefract and Tadcaster; and services nearby are also available between Selby and Tadcaster. Fairburn is classified as a Designated Service Village and has some local facilities but good access to higher level services in neighbouring villages. As a result, there will be a need for commuting to neighbouring settlements or out commuting which is only partially facilitated for by the existing public transport facilities. Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. As such, it is anticipated that residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists).</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 adequate local services and access to higher level services in Castleford. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield and therefore allocation of the site does not encourage 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>	-	The site not in close proximity (within a 400m radius) to any designated 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>	-	Fairburn Ings Local Nature Reserve and SSSI is located approximately 100-200m to the west of the site at the nearest location. Therefore allocation of this site could result in additional recreational demands and disturbance to Fairburn Ings. 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. 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.
<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>	?/-	There is no record of potential or known contamination/pollution. As a result 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 proposed development at this site will need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts. The A1 (M) is located approximately 300-400m to the south east of the site and could be a potential source of noise pollution. 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.
<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>• Will it reduce greenhouse gas emissions from transport?</li> <li>• Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</li> <li>• Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</li> <li>• Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</li> </ul>	-	Due to the size and location of the site, 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. 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 will 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.
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>• Will it reduce risk from flooding?</li> <li>• Will it direct development away from flood risk areas?</li> <li>• Will it prevent development in inappropriate development in Flood Zones?</li> </ul>	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>• Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</li> <li>• Will it ensure that new development exists within the constraints of the District's water resource?</li> </ul>	✘	The site is within a Greenbelt and SDC classifies the land as Greenfield. The current land use is a grass paddock. Therefore allocation of the site does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

# Land at Watergarth Quarry, Lunnsfield Lane, Fairburn

**FRBN 005**

NGR: 447535, 427947

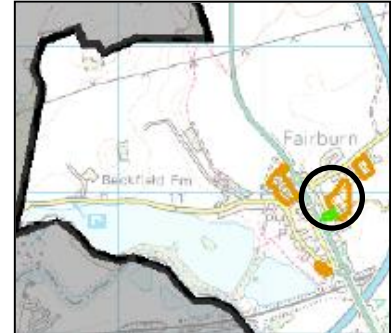
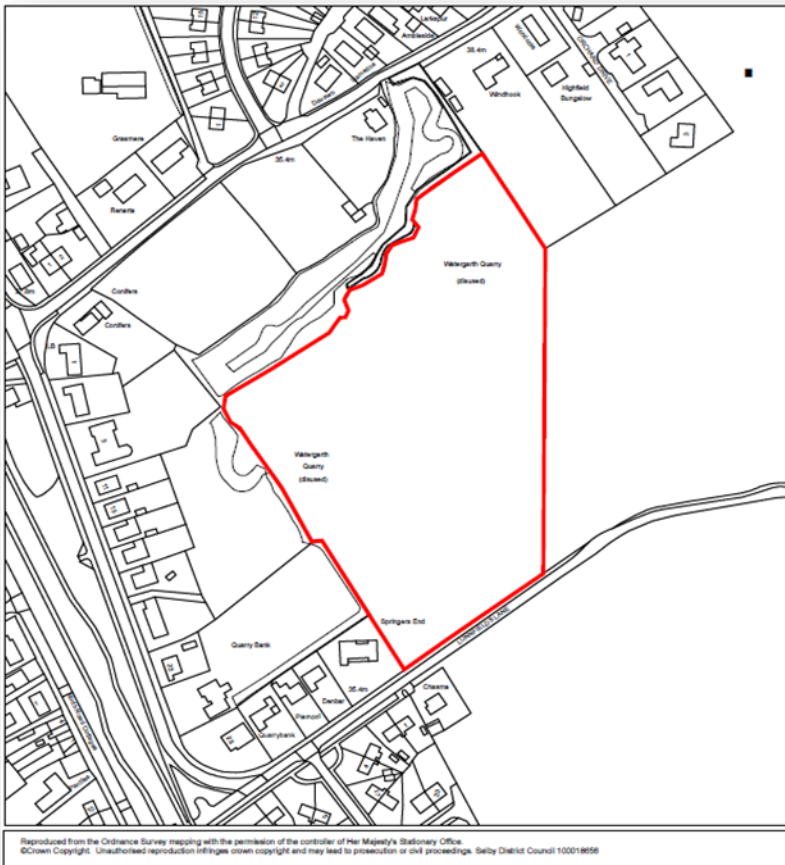
Site Area: 2.36 ha

Settlement Hierarchy: Designated

Service Village

Developable Area: 2.36 ha

SDC Yield Estimate: 92



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/ PDL/ Green Belt	The site is within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The current land use is agricultural land and has a Grade 2 Agricultural Land Classification (ALC). However due to Fairburn'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 is the Quarry Bank South-bound bus stop (approximately 200-300m to the west of the site) which is served by a bus route between Pontefract and Tadcaster; and services nearby are also available between Selby and Tadcaster. The site is not connected to the highway so would require additional highway works to provide access.	Yellow
Community Facilities	Fairburn has multiple community facilities that include Fairburn Post Office and Shop (approximately 300-400m east of the site), the Three Horse Shoes (approximately 400-500m south east of the site), and the Wagon and Horses (approximately 200-300m south east of the site) public houses and Fairburn Community Centre. Higher levels of services in the neighbouring principle settlement of Castleford are easily accessible via public transport. Fairburn Community Primary School is approximately 200-300m to the west of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	Fairburn Ings Local Nature Reserve and SSSI is located approximately 600-700m to the west of the site at the nearest location.	Yellow
Heritage	The site not in close proximity (within a 400m radius) to any designated heritage assets.	Green

## SUSTAINABILITY APPRAISAL

Site Ref: FRBN 005      Site Name: Land at Watergarth Quarry, Lunnsfield Lane, Fairburn.      Site Size: 2.36 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 land use is currently Grade 2 agricultural and was formerly Watergarth Quarry. Although small the loss of this land could have a negative impact 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 Fairburn. 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. Fairburn is classified as a Designated Service Village and therefore has minimal local employment opportunities but good access to higher level services and employment opportunities in Castleford. Therefore allocation of the site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). The scale and location of the site means the allocation could to stimulate additional 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>Fairburn Community Primary School is approximately 200-300m 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 within the adopted Developer Contributions SPD contributions would help to 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 Tieve Tara Medical Centre (according to NHS Choices) and is approximately 2.7km to the south west of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD contributions would help to 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>CLR facilities in close proximity to the site include CLR Football and Cricket Pitches at the Recreation Ground approximately 400-500m to the south east of the site, Skate Board and BMX Park approximately 300-400m to the north east of the site, and The Wildgoose Gallery approximately 300-400m to the west of the site. Additional CLR facilities including Xscape Castleford are easily accessible 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 allocation there is limited potential to 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>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 residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings would be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, 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 centre of Fairburn. Therefore the site has the potential to support the vibrancy of Fairburn.
<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 is the Quarry Bank South-bound bus stop (approximately 200-300m to the west of the site) which is served by a bus route between Pontefract and Tadcaster; and services nearby are also available between Selby and Tadcaster. Fairburn is classified as a Designated Service Village and has some local facilities but good access to higher level services in neighbouring villages. 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, it is anticipated that residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists). Development of this site may create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services.</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 adequate local services and access to higher level services in Castleford. Therefore allocation to the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield and therefore allocation of the site would not encourage development on Brownfield sites, however the site has been used previously as a quarry.</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 site not in close proximity (within a 400m radius) to any designated 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>Fairburn Ings Local Nature Reserve and SSSI is located approximately 600-700m to the west of the site at the nearest location. Therefore allocation of this site could result in additional recreational demands and disturbance to Fairburn Ings. 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> <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, 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>There is no record of potential or known contamination/pollution. As a result 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 proposed development at this site will need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> <p>The A1 (M) is located approximately 300-400m to the south east of the site and could be a potential source of noise pollution. Any development at the site would need to incorporate appropriate mitigation measures.</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.</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 to 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>	x	<p>The site is within a Greenbelt and SDC classifies the land as Greenfield and the current land use is Grade 2 agricultural land. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>