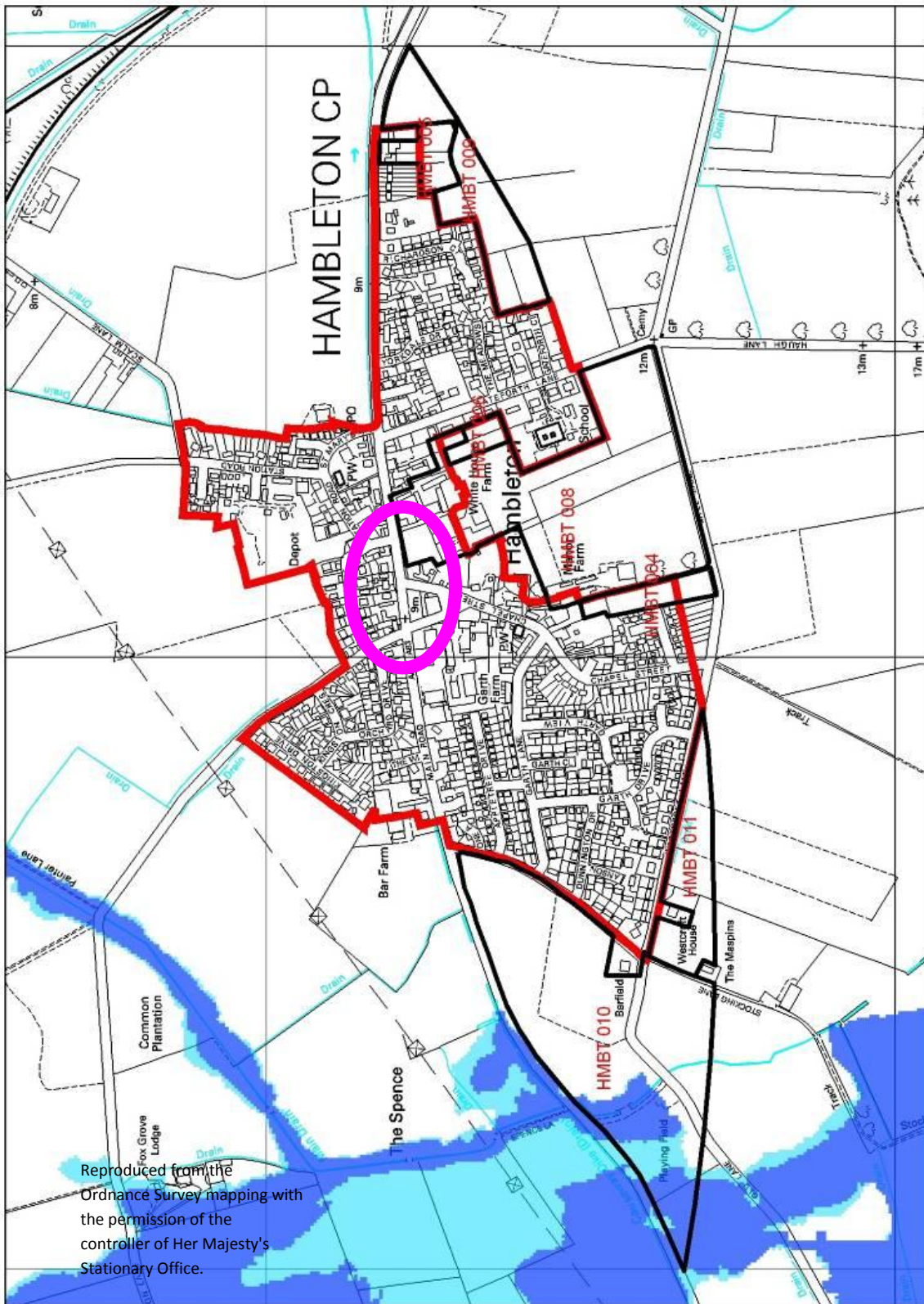


1.13 Hambleton



Land East of Cherwell Croft, Hambleton

HMBT 004

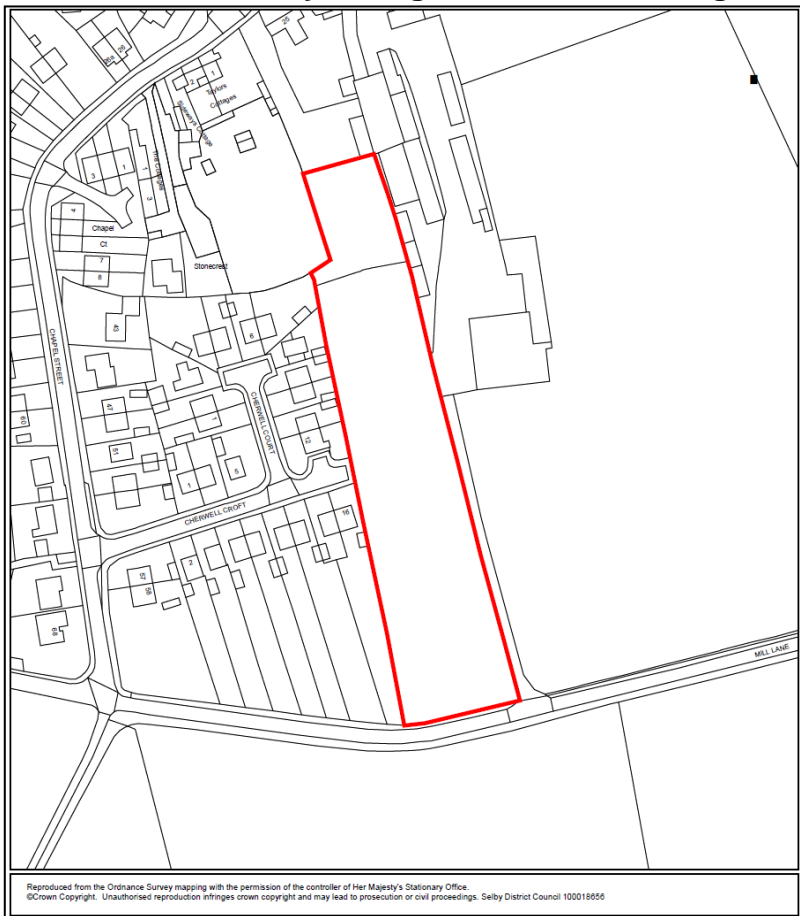
NGR: 455101, 430384

Site Area: 0.82ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.38 ha

SDC Yield Estimate: 29



Site Plan



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office.
©Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Selby District Council 100018656

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 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 is general amenity land and arable land with crops.	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 Chapel Street bus stops (approximately 100m west) which are serviced by a bus route between Selby and Hambleton, and Leeds and Hambleton. The site is connected to the highway, however additional highway works, for example land would be required from the adjacent property/landowner to enable the required level of visibility to be achieved in both directions.	Yellow
Community Facilities	Hambleton has limited community facilities that include a Primary School, a shop, three Public Houses, a children's playgroup, a village hall and two equipped play areas. Higher levels of services in the neighbouring principle settlement Selby are accessible via an hourly bus service. Hambleton C of E Primary School is approximately 400-500m north east of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	There are no sites designated for nature conservation within a 400m of the site.	Green
Heritage	There are no designated heritage assets within a 400m of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: HMBT 004

Site Name: Land East of Cherwell Croft, Hambleton

Site Size: 0.82: ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 3 agricultural land. Although small this loss of land could be detrimental to the agricultural economy of Hambleton.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Hambleton. 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. Hambleton is classified as a Designated Service Village (DSV) however has minimal local employment opportunities and poor access to higher level services and employment opportunities in Selby through an hourly bus service. Therefore allocation to the site has the potential to increase the need to travel and commute via car, 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>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Hambleton C of E Primary School is approximately 400-500m north east of the site. SDC has identified the school as having additional capacity. SDC have 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. In addition, 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>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Fox Lane Surgery (according to NHS Choices) and is approximately 1.43 miles to the east. 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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	*/-	<p>CLR facilities in close proximity to the site include a village shop, three public houses, a village hall and two equipped play areas. additional CLR facilities including shops and restaurants are accessible via public transport. However as the bus service is only hourly, it is unlikely to increase non-car based access to CLR activities. Therefore allocation of this site might need to be supported by increased frequent bus service, and promotion for sustainable transport, such as car sharing and cycling as Selby is less than 4 miles from the site.</p> <p>Due to the scale of the allocations there is limited opportunity to address the shortfall of recreational open space in the district, through on site provision. There are no Public Rights of Way (PRoW).</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
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<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 three 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>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Hambleton. Therefore the site has the potential to support the vibrancy of Hambleton and is unlikely to be isolated from the local community. The small number of allocations would only provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> 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)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	*	<p>The nearest public transport facilities are the Chapel Street bus stops (approximately 100m west) which are serviced by a bus route between Selby and Hambleton, and Leeds and Hambleton. Hambleton is classified as a Designated Service Village but has minimal local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is high and is only partially facilitated for by the existing public transport facilities. As a result, 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 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>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 	?	<p>As aforementioned there are inadequate local services in Hambleton. Therefore allocation of the site is unlikely to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as mixture of Greenfield and PDL. The current land use is building works therefore allocations to the site is only partially encouraging the development on Brownfield sites. However due to Hambleton's status as a DSV 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
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		
<ul style="list-style-type: none"> 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? 	✓	The site is not within 400m of any conservation areas or other designated heritage assets.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	✓	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has a hedgerow running around the perimeter of the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The sites location within a rural setting could be incorporated into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The site is not in close proximity (within 400m) to the District's rivers.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> 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? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no records 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 would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</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"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>such pollution?</i>		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	-	Due to the site's 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 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.
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	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.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	-	<p>The site is not within a Greenbelt. SDC classified the land as a mixture of Greenfield and PDL. The current land use is general amenity land and arable land with crops. Therefore does represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site 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>

7 & 9 Main Road, Hambleton

NGR: 455826 430746

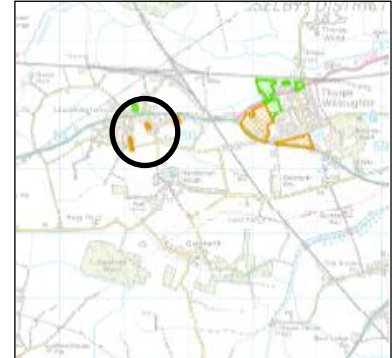
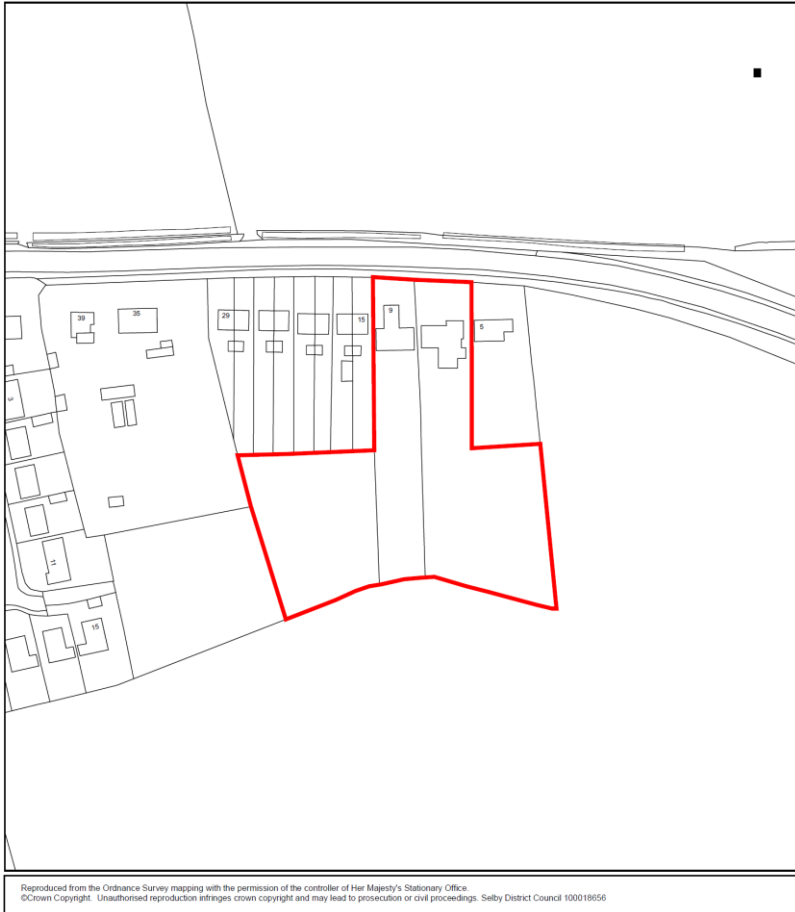
Site Area: 0.83ha

Settlement Hierarchy: Designated Service Village

HMBT 005

Developable Area: 0.83 ha

SDC Estimate: 29



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 Greenfield. The current land use is residential and garden cartilage.	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 Council Houses bus stops (approximately within 1,000m north) which are serviced by a bus route between Selby and Hambleton, and Leeds and Hambleton. The site is connected to the highway and would require additional highway works for example land would be required from the adjacent property/landowner to enable to required level of visibility to be achieved in both directions.	Yellow
Community Facilities	Hambleton has limited community facilities that include a Primary School, a village shop, three Public Houses, a children's playgroup, a village hall and two equipped play areas. Higher levels of services in the neighbouring principle settlement Selby are accessible via an hourly bus service. Hambleton C of E Primary School is approximately 400-500m south west of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	There are no sites designated for nature conservation within a 400m of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets..	Green

SUSTAINABILITY APPRAISAL

Site Ref: HMBT 005

Site Name: 7 & 9 Main Road, Hambleton

Site Size: 0.83: ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	*	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Hambleton. 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. Hambleton is classified as a Designated Service Village (DSV) but has minimal local employment opportunities and poor access to higher level services and employment opportunities in Selby through an hourly bus service. Therefore the allocation of this site has the potential to increase the need to travel and commute via car, 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 facilities.</p>
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Hambleton C of E Primary School is approximately 400-500m south west of the site. SDC has identified the school as having additional capacity. SDC have 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. In addition, 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>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Fox Lane Surgery in Thorpe Willoughby (according to NHS Choices) and is approximately 1.2 miles to the west. 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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	*/-	<p>CLR facilities in close proximity to the site include a village shop, three public houses, a village hall and two equipped play areas. Additional CLR facilities including shops and restaurants are not easily accessible via public transport. As the bus service is only hourly, it is unlikely to increase non-car based access to CLR activities. Mitigation could include a more frequent bus service, and promotion for sustainable transport, such as car sharing and cycling as Selby is less than 4 miles from the site.</p> <p>Due to the scale of the allocations there is limited 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 within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<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 three 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>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	<p>The site is in on the outskirts of Hambleton. Therefore the site is unlikely to support the vibrancy of Hambleton and could potentially be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> 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)? 	✘	<p>The nearest public transport facilities are the Council Houses bus stops (approximately 30m north) which are serviced by a bus route between Selby and Hambleton, and Leeds and Hambleton. Hambleton is classified as a DSV but has minimal local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is high and only partially facilitated for by the existing public transport facilities. As a result, residents may still need to travel by car to places of employment and to access services and facilities.</p>
<ul style="list-style-type: none"> Will it improve access to opportunities and facilities for all groups? 		
<ul style="list-style-type: none"> Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 		
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 	-	<p>As aforementioned, there are inadequate local services in Hambleton. Therefore allocation to the site is unlikely to promote 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 residential and garden cartilages, therefore allocation of his site it is not encouraging the development on Brownfield sites. However due to Hambleton'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>

12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields

SA OBJECTIVE	EFFECT	COMMENTARY
and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> 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? 	✓	The site is not in close proximity (within a 400m radius) to any designated heritage features.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 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? Will it protect and enhance the District's rivers? 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has the potential for wildlife due to the presence of trees and bushes scattered across and around the perimeter the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>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. The site is not in close proximity (within 400m) to the District's rivers.</p>
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? Will it reduce air pollution from current activities and the potential for such pollution? Will it reduce water pollution from current activities and the potential for such pollution? Will it reduce noise pollution from current activities and the potential for such pollution? 	?	<p>SDC hold no records 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 would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</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
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	-	<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 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>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	✓	<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>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	✘	<p>The site is not within a Greenbelt. SDC classified the land as Greenfield. The current land use is residential and garden curtilages. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the site 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>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

Land at Gateforth Lane, Hambleton

HMBT 006

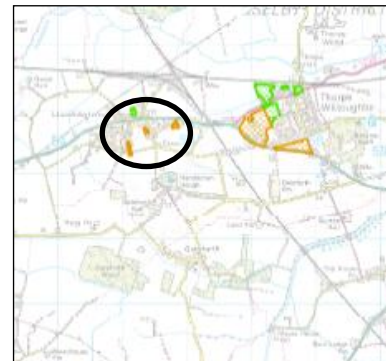
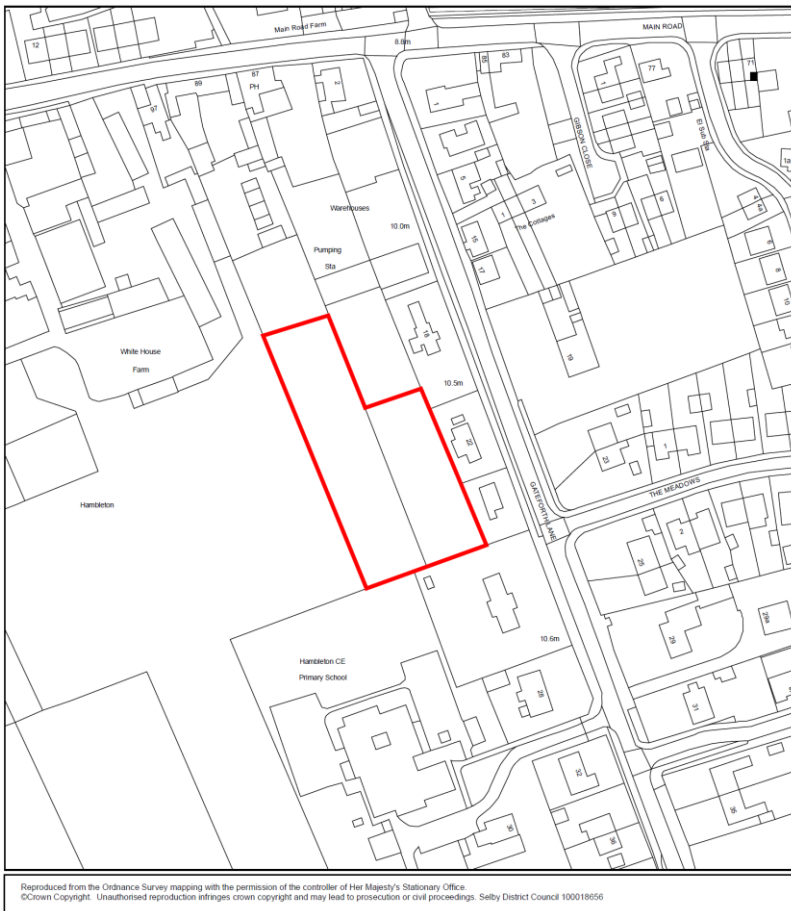
NGR: 455358 430661

Site Area: 0.42ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.42 ha

SDC Estimate: 15



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Selby District Council 100018656

Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as mixture of Greenfield and Previously Developed Land (PDL). The current use is agricultural and grassland paddock.	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 Wheatsheaf Inn and St Mary's Approach bus stops which are serviced by a bus route between Selby and Hambleton, and Leeds and Hambleton. The site is not connected to the highway but may require additional highway works.	Yellow
Community Facilities	Hambleton has limited community facilities that include a Primary School, a village shop, three Public Houses, a children's playgroup, a village hall and two equipped play areas. Higher levels of services in the neighbouring principle settlement Selby are accessible via an hourly bus service. Hambleton C of E Primary School is approximately adjacent to the eastern boarder of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	There are no sites designated for nature conservation within a 400m of the site.	Green
Heritage	There are no designated heritage assets within a 400m of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: HMBT 006

Site Name: Land at Gateforth Lane, Hambleton

Site Size: 0.42: ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 3 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 Hambleton. 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. Hambleton is classified as a Designated Service Village (DSV) but has minimal local employment opportunities and poor access to higher level services and employment opportunities in Selby through an hourly bus service. Therefore allocation of this site has the potential to increase the need to travel and commute via car, 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 facilities.</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Hambleton C of E Primary School is approximately 400-500m south west of the site. SDC has identified the school as having additional capacity. SDC have 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. In addition, 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>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is The Fox Lane Surgery in Thorpe Willoughby (according to NHS Choices) and is approximately 1.2 miles to the west.</p> <p>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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing 	-	<p>CLR facilities in close proximity to the site include a village shop, three Public Houses, a village hall and two equipped play areas. Additional CLR facilities including shops and restaurants are accessible via public transport. However as the bus service is only hourly, it is unlikely to increase non-car based access to CLR activities. Allocation of this site should be supported by improved frequency of bus services, and promotion for sustainable transport, such as car sharing and cycling as Selby is less than 4 miles from the site.</p> <p>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.</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>recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> • <i>Will it provide appropriate housing for local needs?</i> • <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<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 three 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>
9. Local needs met locally		
<ul style="list-style-type: none"> • <i>Will it support the vibrancy of town and village centres?</i> 	-	The site is in close proximity to the centre of Hambleton. Therefore the site has the potential to support the vibrancy of Hambleton and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • <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> • <i>Will it improve access to opportunities and facilities for all groups?</i> • <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	*	The nearest public transport facilities are the Wheatsheaf Inn and St Mary's Approach bus stops which are serviced by a bus route between Selby and Hambleton, and Leeds and Hambleton. Hambleton is classified as a DSV but has minimal local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is high and only partially facilitated for by the existing public transport facilities. As a result, 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 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).
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> • <i>Will it ensure new development is well designed and appropriate to its setting?</i> • <i>Will it encourage the development of Brownfield sites?</i> 	*	<p>As aforementioned, there are inadequate local services in Hambleton. Therefore allocation of the site is unlikely to promote the development of communities with accessible services, employment, shops and leisure facilities. However due to Hambleton's proximity (less than 4 miles) to Selby, sustainable transport methods such as cycling should be promoted. SDC classifies the land as a mixture of PDL and Greenfield; the current land use is agricultural/grass paddock, therefore allocation to this site is not encouraging the development on Brownfield sites. However due to Hambleton's status as a DSV it is viewed as a suitable settlement in the draft Core Strategy for 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>

12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields

SA OBJECTIVE	EFFECT	COMMENTARY
and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> 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? 	✓	The site is not in close proximity (within a 400m radius) to any designated heritage features. .
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has the potential for wildlife due to the presence of thorn hedge that defines the perimeter of the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>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. The site is not in close proximity (within 400m) to the District's rivers.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> 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? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no records 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 would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</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"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	-	<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 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>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	✓	<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>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	✓	<p>The site is not within a Greenbelt. SDC classified the land as a mixture of Greenfield and PDL. The current land use is garden curtilages. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the site 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>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

White House Farm, Hambleton

HMBT 008

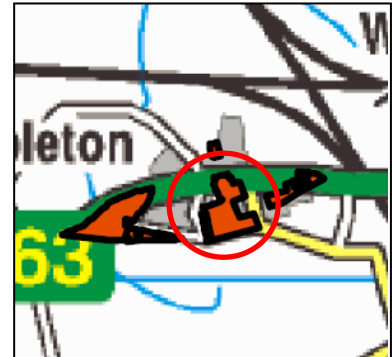
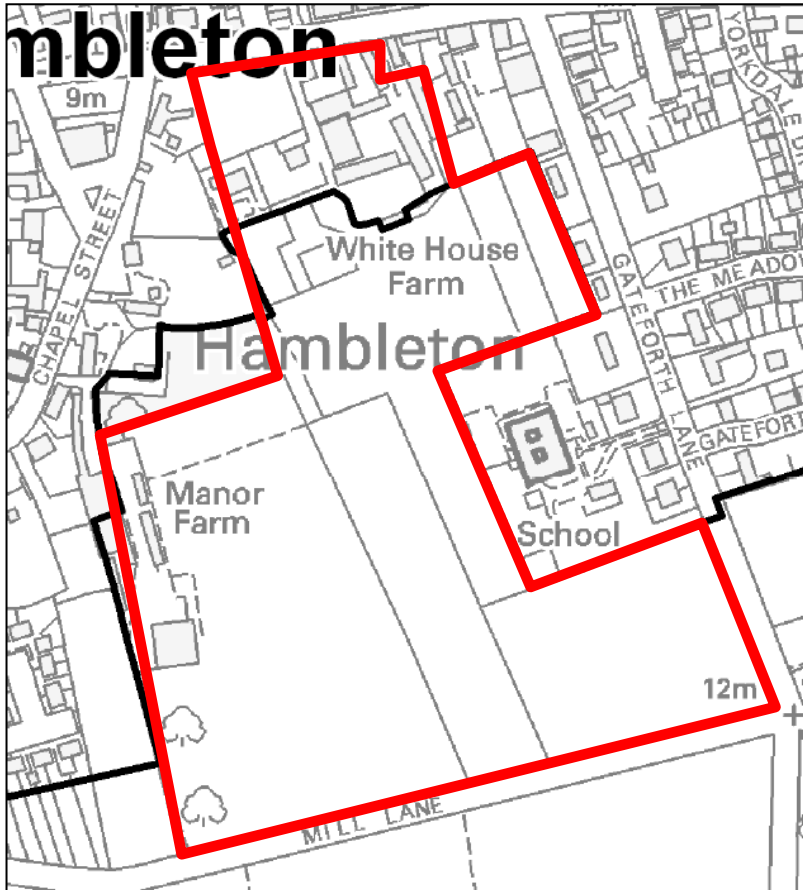
NGR: 455255 430566

Site Area: 10.9 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 10.9 ha

SDC Estimate: 382



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification. The current use is fields and buildings associated with agricultural use. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as mixture of Greenfield and Previously Developed Land (PDL). However due to Hambleton's status as a Service Village it is viewed in the draft Core Strategy as a suitable settlement type for 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 Wheatsheaf Inn and St Mary's Approach bus stops (approximately within 100m to the north) which are serviced by an intermittent bus route between Selby and Hambleton, and Leeds and Hambleton. The site is not connected to the highway.	Yellow
Community Facilities	The site is located directly in the centre of Hambleton, therefore the limited community facilities in Hambleton that include a village shop, three Public Houses, a children's playgroup and village hall are within 100m of the site. Higher levels of services in the neighbouring principle settlement Selby are accessible via an intermittent bus service. Hambleton C of E Primary School is approximately adjacent to the eastern boarder of the site. SDC has identified the school as having additional capacity. SDC have 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 a 400m of the site.	Green
Heritage	There are no designated heritage assets within a 400m of the site	Green

SUSTAINABILITY APPRAISAL

Site Ref: HMBT 008

Site Name: White House Farm, Hambleton

Site Size: 10.9 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 3 agricultural land. 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 could potentially stimulate the economy and employment opportunities in Hambleton. 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. Hambleton is classified as a Designated Service Village and has minimal local employment opportunities and some access to higher level services and employment opportunities in Selby due to an infrequent bus service. Therefore the allocation of this site has the potential to increase the need to travel and commute via car, 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> <p>Due to the scale and location of the site, there is the potential that additional strain would 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>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	✓	<p>Hambleton C of E Primary School is approximately adjacent to the eastern boarder of the site. SDC has identified the school as having additional capacity. SDC have 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. In addition, 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>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is The Fox Lane Surgery in Thorpe Willoughby (according to NHS Choices) and is approximately 1.2 miles to the west.</p> <p>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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public 	-	<p>There are limited CLR facilities in Hambleton. CLR facilities in close proximity to the site include a village hall and two equipped play areas all of which are within 100m of the site. Additional CLR facilities including shops and restaurants are accessible via public transport. However as the bus service is only intermittent, it is unlikely to increase non-car based access to those additional CLR facilities. Mitigation could include a more frequent bus service, and promotion for sustainable transport, such as car sharing and cycling as Selby is less than 4 miles from the site.</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 no Public Rights of Way (PRoW) on the site. Any development could contribute to improve PRoW</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD,</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		developer contributions would help to ensure suitable provision of recreational facilities in the local area.
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<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 three 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>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	✓	The site is located in the very centre of Hambleton. The current land use of a farm represents an area of open land dividing two areas of development in Hambleton. Any development at the site, could provide a bridge between these two areas, and therefore contribute to the vibrancy of Hambleton.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <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> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	✘	The nearest public transport facilities are the Wheatsheaf Inn and St Mary's Approach bus stops (approximately within 100m to the north) which are serviced by an intermittent bus route between Selby and Hambleton, and Leeds and Hambleton. Hambleton 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 high and is only partially facilitated for by the existing public transport facilities. It would be beneficial for the site and also the local community if improvement to the existing public transport facilities or additional provision of public transport services occurred. However, residents may still need to travel by car to places of employment, and to access services and facilities.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned, there are inadequate local services in Hambleton. Therefore allocation of the site is unlikely to promote the development of communities with accessible services, employment, shops and leisure facilities. However due to Hambleton's proximity (less than 4 miles) to Selby sustainable transport methods such as cycling could be promoted.</p> <p>SDC classifies the land as a mixture of Greenfield and PDL, the current use is fields and buildings associated with agricultural use, therefore allocation to this site is only partially encouraging the development on Brownfield sites. However due to Hambleton's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for 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>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields		

SA OBJECTIVE	EFFECT	COMMENTARY
and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> 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? 	✓	The site is not in close proximity (within a 400m radius) to designated heritage features. .
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has the potential for wildlife due to the presence of hedgerows that defines the perimeter of the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>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. The site is not in close proximity (within 400m) to the District's rivers.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> 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? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no records of potential or known contamination/pollution. As a result the effect of the site on contamination/pollution is unknown.</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> <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 proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		

SA OBJECTIVE	EFFECT	COMMENTARY
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	?	<p>Due to the sites size and location there is 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 would minimise greenhouse gas emissions.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	✓	<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>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?) 	-	<p>The site is not within a Greenbelt. SDC classified the land as a mixture of Greenfield and PDL. The current land use is fields and buildings associated with agricultural use. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land. 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>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

South East of Richardson Court

NGR: 455907, 430800

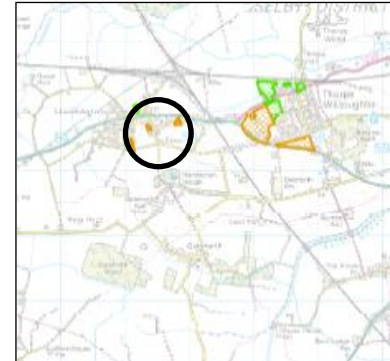
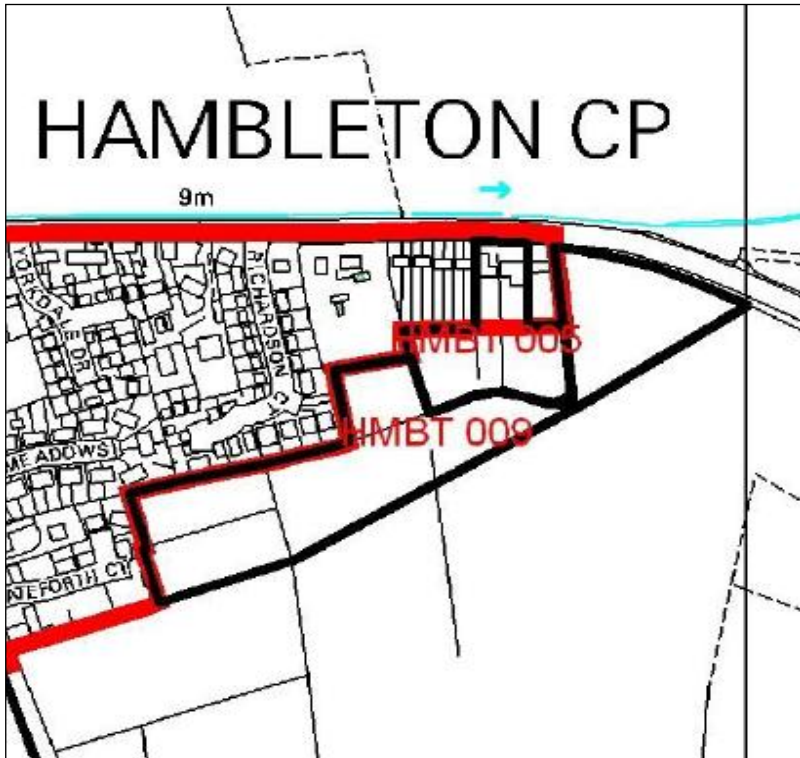
Site Area: 3 ha

Settlement Hierarchy: Designated Service Village

HMBT 009

Developable Area: 3 ha

SDC Maximum Yield Estimate: 90



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 is agricultural. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Hambleton's status as a Service Village it is viewed as a suitable settlement in the draft Core Strategy for 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 Council Houses bus stops (approximately 100m to the north) which are serviced by an intermittent bus route between Selby and Hambleton, and Leeds and Hambleton. The site is not connected to the highway and may require additional highway works.	Yellow
Community Facilities	Hambleton has limited community facilities that include a Primary School, a village shop, three Public Houses, a children's playgroup, a village hall and two equipped play areas. Higher levels of services in the neighbouring principle settlement Selby are accessible via an intermittent bus service. Hambleton C of E Primary School is approximately 200-300m west of the site. SDC has identified the school as having additional capacity. SDC have 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 Conservation	There are no sites designated for nature conservation within a 400m of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to any architectural and historically important features/areas and their settings.	Green

SUSTAINABILITY APPRAISAL

Site Ref: HMBT 009

Site Name: South East Richardson Court Site

Site Size: 3 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 3 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 there is some potential to stimulate the economy and employment opportunities in Hambleton. 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. Hambleton is classified as a Designated Service Village (DSV) and therefore has minimal local employment opportunities and poor access to higher level services and employment opportunities in Selby due to an intermittent bus service. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon the SDCDCS objective. 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>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Hambleton C of E Primary School is approximately 200-300m west of the site. SDC has identified the school as having additional capacity. SDC have 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. In addition, 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>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Fox Lane Surgery in Thorpe Willoughby (according to NHS Choices) and is approximately 1.2 miles to the east. 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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing 	✓	<p>CLR facilities in close proximity to the site include a village shop, three public houses the closest being the Owl Hotel 300m to the west, the village hall on station road approximately 500m to the north west and two equipped play areas the closest located 400m north west on Garth Drive. These facilities are accessible by public transport. Therefore, the allocation is likely to increase non-car based access to local CLR activities. The promotion for sustainable transport, such as car sharing and cycling would remain beneficial as Selby is less than 4 miles from the site. 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 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>recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<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 three 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>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	-	The site is in on the outskirts of Hambleton. Therefore the site is unlikely to support the vibrancy of Hambleton and could potentially be isolated from the local community. The large scale of the site would provide enlivenment to the village.
ENVIRONMENTAL		
10.A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <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> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	✘	The nearest public transport facilities are the Council Houses bus stops (approximately 100m north) which are serviced by an intermittent bus route between Selby and Hambleton, and Leeds and Hambleton. Hambleton is classified as a DSV and has minimal local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is high and is only partially 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.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	?	<p>As aforementioned, there are inadequate local services in Hambleton. Therefore allocation of the site is unlikely to promote the development of communities with accessible services, employment, shops and leisure facilities. However due to Hambleton's proximity (less than 4 miles) to Selby sustainable transport methods such as cycling could be promoted.</p> <p>SDC classifies the land as Greenfield, the current land use is agricultural therefore allocation of this site is not encouraging the development on Brownfield sites. However due to Hambleton's status as a DSV it is viewed as a suitable settlement in the draft Core Strategy for 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>

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

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> 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? 	✓	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has the potential for wildlife due to the presence of intermittent hedgerows that defines the perimeter of the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>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. The site is not in close proximity (within 400m) to the District's rivers.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> 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? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?/-	<p>SDC hold no records 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 would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</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"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 	-	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 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.
16.Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? • Will it direct development away from flood risk areas? • Will it prevent development in inappropriate development in Flood Zones? 	✓	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.
17.Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? • Will it ensure that new development exists within the constraints of the District's water resource? 	✘	The site is not within a Greenbelt. SDC classified the land as Greenfield. The current land use is agricultural, therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the site 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.

West of Bar Lane, Hambleton

NGR: 454625 430605

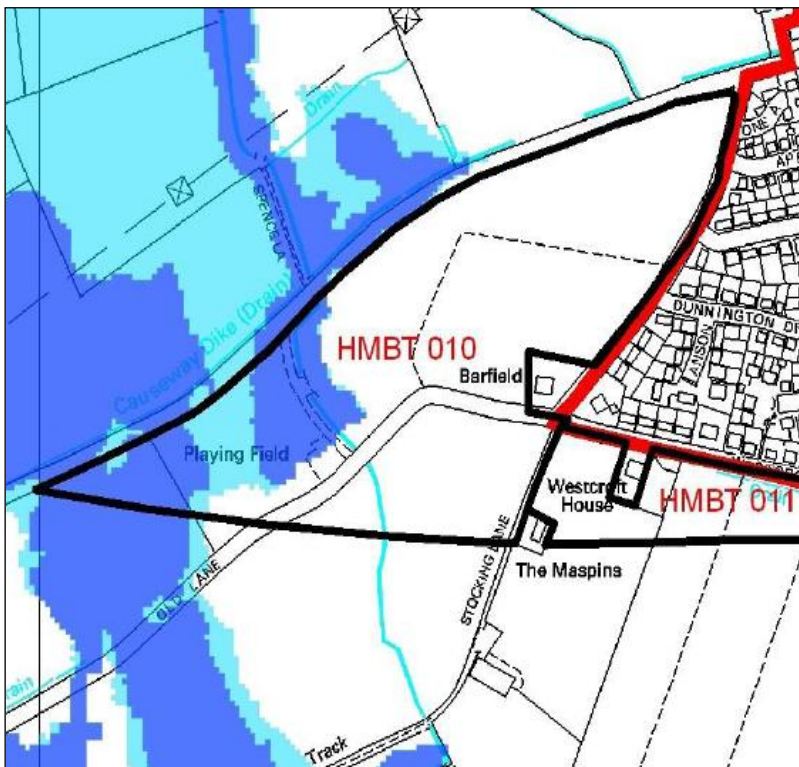
Site Area: 12.19ha

Settlement Hierarchy: Designated Service Village

HMBT 010

Developable Area: 12.19

SDC Estimate: 354



Site Plan and Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The current land use is agricultural. However due to Hambleton's status as a Designated Service Village (DSV) it is viewed as a suitable settlement in the draft Core Strategy for Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 3b and 2 so there is a high risk of flooding.	Red
Transport Access	The nearest public transport facilities are the Dunnington Drive bus stops (approximately within 100m to the west) which are serviced by an intermittent bus route between Selby and Hambleton, and Leeds and Hambleton. The site is connected to the highway and would require additional highway works.	Yellow
Community Facilities	Hambleton has limited community facilities that include Hambleton C of E Primary School and children's playgroup (approximately 900m to the east), three Public Houses (the Closest being the 'Owl Inn' 200 m east), a village hall (approximately 400m north east) and two equipped play areas (the closest being at 'Garth View' 200m east) and 5 ha recreation field which is partly on site. Higher levels of services in the neighbouring principle settlement Selby are accessible via a twice hourly bus service. SDC has identified the Primary school as having additional capacity. SDC have 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 Conservation	There are no sites designated for nature conservation within a 400m of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: HMBT 010

Site Name: West of Bar Lane, Hambleton:

Site Size: 12.19: ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓/-	<p>The site is located on Grade 3 agricultural land. 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 there is some potential to stimulate the economy and employment opportunities in Hambleton. 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. Hambleton is classified as a DSV and has minimal local employment opportunities and some access to higher level services and employment opportunities in Selby via a twice hourly bus service. Therefore allocations from this site has the potential to increase the need to travel and commute via car, so infringes upon the SDCDCS objective. 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>
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Hambleton C of E Primary School is approximately 900m east of the site. SDC has identified the school as having additional capacity. SDC have 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. In addition, 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>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Fox Lane Surgery in Thorpe Willoughby (according to NHS Choices) and is approximately 1.8 miles to the east. 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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	*/-	<p>CLR facilities in close proximity to the site include a village shop, three Public Houses (the Closest being the 'Owl Inn' 200 m east), the Red Lion 200m to the east, the village hall on station road (approximately 400m northeast) and two equipped play areas (the closest being at 'Garth View' 200m east). However the site covers half of a 5ha area currently used as a recreation field. Additionally all facilities are accessible via public transport. Therefore allocation of the site is likely to increase non-car based access to local CLR activities. Promotion for sustainable transport, such as car sharing and cycling would remain an attractive option as Selby is less than 4 miles from the site. Due to the scale of the allocations 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 within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<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 three 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>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	-	The site is in on the outskirts of Hambleton. Therefore the site is unlikely to support the vibrancy of Hambleton and is could potentially be isolated from the local community. The large scale of the site would provide enlivenment to the village.
ENVIRONMENTAL		
10.A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <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> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	-/*	<p>The nearest public transport facilities are the Council Houses bus stops (approximately 100m north) which are serviced by a bus route between Selby and Hambleton, and Leeds and Hambleton, twice every hour. Hambleton is classified as a DSV and therefore has minimal local employment opportunities and facilities. 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.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	?	<p>As aforementioned, there are inadequate local services in Hambleton. Therefore allocation of the site is unlikely to promote the development of communities with accessible services, employment, shops and leisure facilities. However due to Hambleton's proximity (less than 4 miles) to Selby sustainable transport methods such as cycling could be promoted. SDC classifies the land as Greenfield, the current land use is Grade 3 agricultural land therefore allocation to this site is not encouraging the development on Brownfield sites. However due to Hambleton's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for 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>

12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields

SA OBJECTIVE	EFFECT	COMMENTARY
and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> 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? 	✓	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has the potential for wildlife due to the presence of intermittent hedgerows that defines the perimeter of the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>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. The site is not in close proximity (within 400m) to the District's rivers.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> 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? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	-	<p>SDC hold no records 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 would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</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"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		

SA OBJECTIVE	EFFECT	COMMENTARY
15.Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	-	Due to the sites size and location there is 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 would minimise greenhouse gas emissions.
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16.Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	x	The site is classified as being in Flood Zone 2/ 3b so is at a high risk of flooding. Allocation to this site would therefore not direct development away from flood risk areas.
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17.Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	x	The site is not within a Greenbelt. SDC classified the land as Greenfield. 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. According to SDC, the site 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.
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

South of Westcroft Lane, Hambleton

NGR: 454713 430305

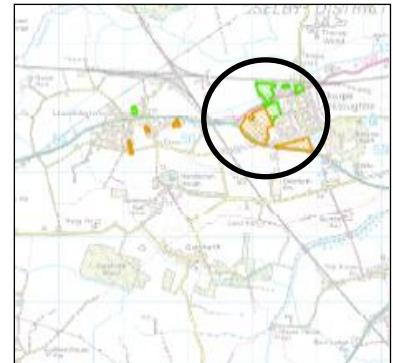
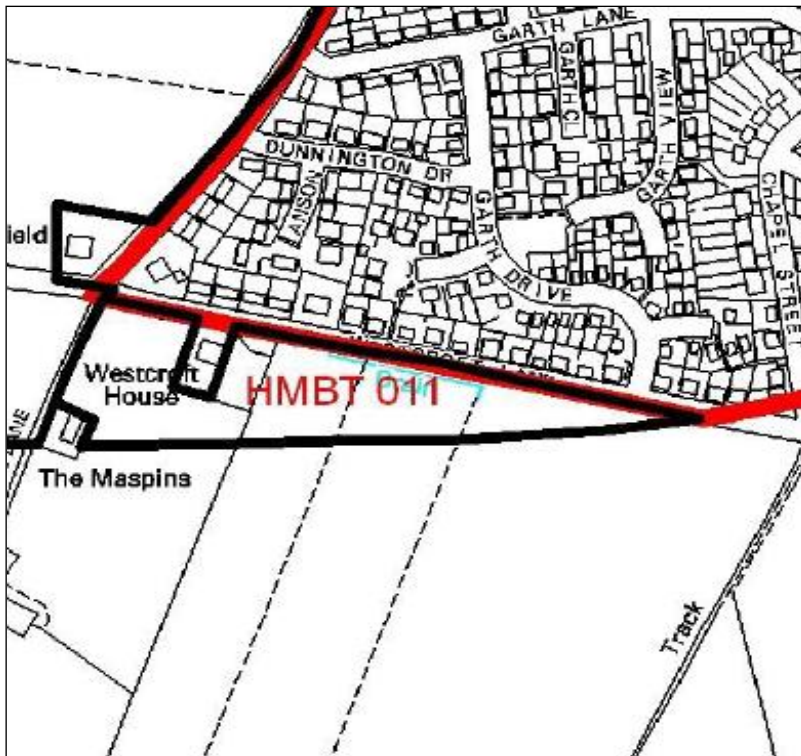
Site Area: 2.31ha

Settlement Hierarchy: Designated Service Village

HMBT 011

Developable Area: 2.31ha

SDC Estimate: 69



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 is agricultural. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Hambleton's status as a Service Village it is viewed as a suitable settlement in the draft Core Strategy for Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a low risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Garth Drive bus stops (adjacent to the northern boundary) which are serviced by a bus route between Selby and Hambleton, and Leeds and Hambleton twice hourly. The site is connected to the highway and would require additional highway works.	Yellow
Community Facilities	Hambleton has limited community facilities that include Hambleton C of E Primary School and children's playgroup (approximately 500m to the north east), three Public Houses (the Closest being the 'Red Lion 550 m north east), a village hall (approximately 600m northeast) and two equipped play areas (the closest being at 'Garth View' 100-200m north east) and 5 ha recreation field approximately 100-200m to the west. Higher levels of services in the neighbouring principle settlement Selby are accessible via a twice hourly bus service. SDC has identified the Primary school as having additional capacity. SDC have 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 Conservation	There are no sites designated for nature conservation within a 400m of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: HMBT 011

Site Name: South of Westcroft Lane

Site Size: 2.31 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 3 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 there is limited potential to stimulate the economy and employment opportunities in Hambleton. 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. Hambleton is classified as a Designated Service Village and has minimal local employment opportunities and poor access to higher level services and employment opportunities in Selby however via a twice hourly bus service. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon the SDCDCS objective. However, the scale and location of the site is unlikely to stimulate additional public transport facilities.</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Hambleton C of E Primary School is approximately 500m north east of the site. SDC has identified the school as having additional capacity. SDC has identified the Primary school as having additional capacity. SDC have 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. In addition, 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>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Fox Lane Surgery in Thorpe Willoughby (according to NHS Choices) and is approximately 1.8 miles to the east. 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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	✓/-	<p>CLR facilities in close proximity to the site include a village shop, three Public Houses (the Closest being the 'Owl Inn' 200 m east), the Red Lion 200m to the east, the village hall on station road (approximately 400m north east) and two equipped play areas (the closest being at 'Garth View' 200m to the east), and a 5ha recreation field 100-200m to the west. Additionally all facilities are accessible via public transport. Therefore allocation of the site is likely to increase non-car based access to local CLR activities. Promotion for sustainable transport, such as car sharing and cycling would remain and attractive option as Selby is less than 4 miles from the site. Due to the scale of the allocations 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 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
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<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 three 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>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	<p>The site is in on the southern outskirts of Hambleton. Therefore the site is unlikely to support the vibrancy of Hambleton and could potentially be isolated from the local community. The small scale of the site would provide limited enlivenment to the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> 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)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✘	<p>The nearest public transport facilities are the Garth Drive bus stops(east and west bound) (adjacent to the northern boundary of the site) which are serviced by a bus route between Selby and Hambleton, and Leeds and Hambleton, twice every hour. Hambleton 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 high and is only partially 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.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 	-	<p>As aforementioned, there are inadequate local services in Hambleton. Therefore allocation of the site is unlikely to promote 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 2 agricultural land, and therefore allocation to this site is not encouraging the development on Brownfield sites. However due to Hambleton's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for 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>
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		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> 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? 	✓	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has the potential for wildlife due to the presence of intermittent hedgerows that defines the perimeter of the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>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. The site is not in close proximity (within 400m) to the District's rivers.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> 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? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no records 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 would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</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"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 	-	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 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.
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? • Will it direct development away from flood risk areas? • Will it prevent development in inappropriate development in Flood Zones? 	✓	The site is classified as being in Flood Zone 1 so is at a low risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? • Will it ensure that new development exists within the constraints of the District's water resource? 	✘	The site is not within a Greenbelt. SDC classified the land as Greenfield. The current land use is Grade 2 agricultural land, therefore does not represent an efficient use of land in terms of encouraging Brownfield development. According to SDC, the site 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.