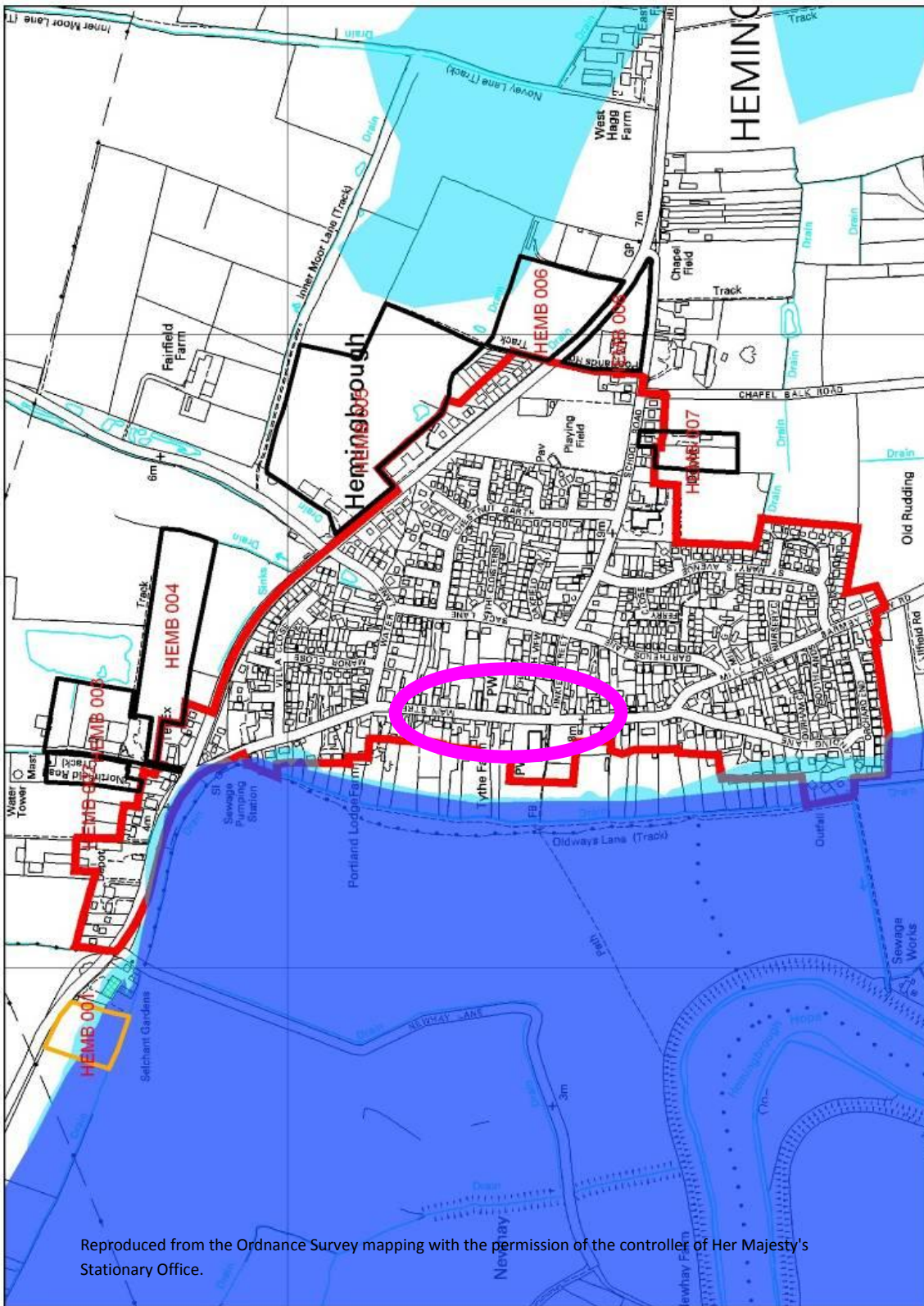
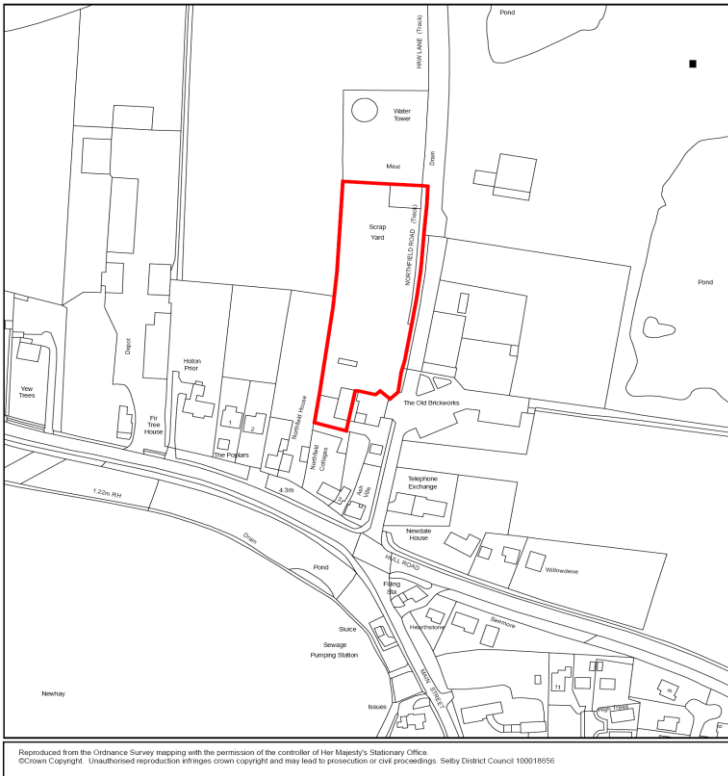


1.14 Hemingbrough



North of Hull Road, Hemingbrough
NGR: 467286 431236
Site Area: 0.6 ha
Settlement Hierarchy: Designated Service Village

HEMB 002
SDC Proposed Land Use: Mixed
Developable Area: 0.6 ha
SDC Yield Estimate: 21



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL). The current land use is a scrap/spares yard.	
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	
Transport Access	The nearest public transport facilities are the Hemingbrough, Villa Close bus stop (approximately 100-200m to the south) which is serviced by a bus route between Selby and Goole. The Sustrans cycle route runs New (Hull) Road to the south of the site providing connectivity to Selby. The site is not connected to the highway and would require highway works to provide access as well as improvements to the Northfield Road to adoptable standards.	
Community Facilities	SDC classifies Heminbrough as a Designated Service Village (DSV) as it has good local services. The main hub of services, are situated on Main Street that runs through the village approximately 100-300m to the north of the site. These services include the Fox & Pheasant and Crown (Public Houses), Post Office, Petrol Station, Methodist Church; St Mary's the Virgin Minister, Bread Bin Bakery and New Mai Ling Chinese takeaway. Other services in the village are located approximately 300-400m to the south east of the site and include the R & R Country Equestrian & Country Pursuits Store, Restaurant and China Shop. Higher levels of services in the neighbouring principle settlement of Selby are accessible via public transport. Hemingbrough Community Primary School is approximately 400-500m to the south east of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	The western part of the village is designated Conservation Area (to the west and east of Main Street) in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 300-400m to the south of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: HEMB 002

Site Name: North of Hull Road, Hemingbrough.

Site Size: 0.6 ha site proposed for housing and employment use

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 current land use is a scrap/spares yard. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises that traditional industries in Selby, including manufacturing, coal mining and agriculture have suffered economic decline. Although small, this site may provide employment opportunities for Hemingbrough and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>The SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Hemingbrough is classified as a DSV as it has minimal local employment opportunities, but has but has access to higher level services and employment opportunities in Selby. Therefore allocation of the site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). 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>Hemingbrough Community Primary School is approximately 400-500m to the south 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 an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
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 Posterngate, Hemingbrough Surgery (according to NHS Choices) and is approximately 100-200m to the south.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
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 an equipped play area, football pitch, cricket club and bowling green situated adjacent to School Road and Hull Road (A63) approximately 300-400m to the south east of the site. There is also another equipped play area on the southern outskirts of the village, approximately 1km to the south of the site. Therefore, it is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to help address the shortfall of recreational open space in the district through on site provision. Although there are no Public Rights of Way (PRoW) on the site, the access road from Hull Road (A63) to the site is designated as a PRoW. Any development on the site should deliver improvements to the PRoW and cycle routes.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, 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 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>corridors network by providing 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 five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
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 northern outskirts of Hemingbrough. Therefore the site is unlikely to support the vibrancy of Hemingbrough, and is could potentially be isolated from the local community.
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 Hemingbrough, Villa Close bus stop (approximately 100-200m to the south) which is serviced by a bus route between Selby and Goole. Hemingbrough is classified as a Designated Service Village but has minimal local employment opportunities and facilities. As a result, there will be a need for commuting to neighbouring settlements or out commuting which is only partially facilitated for by the existing public transport facilities. Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. As such, it is anticipated that residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage 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"> <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 the site, has adequate local services and some access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as PDL. The current land use is a scrap/spares yard; therefore allocation to this site is encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically, the Hemingbrough Village Design Statement (VDS) Supplementary Planning Document outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.</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? 	-	<p>The western part of the village is designated as a Conservation Area, located to the east and west of Main Street in the Old Hemingbrough district, which contains several listed buildings. This area is approximately 300-400m to the south of the site. Therefore any development at the site would need to be designed so as not to detract from this Conservation Area and the setting of the listed buildings. The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design. Further, the Hemingbrough Village Design Statement (VDS) Supplementary Planning Document outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.</p>
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. Due to the sites rural location on an urban fringe, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> 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 have no record of potential or known contamination/pollution the site. However, the current land use as a scrap/spares yard could give rise to some pollution. If the land use on the site was changed to residential or employment land this would remove the any existing pollution activities and reduce pollution emissions from the site such as air pollution and noise.</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>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 impacts.</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> 	-	<p>Due to the size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
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> 	✓	<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>
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. The current land use is a scrap/spares yard. SDC classifies the land as PDL. Therefore allocation of this site would 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 information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Land At Northfield Road, Hemingbrough

NGR: 467530 431183

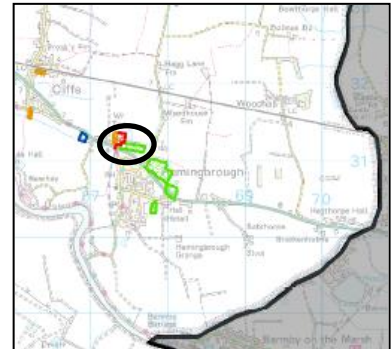
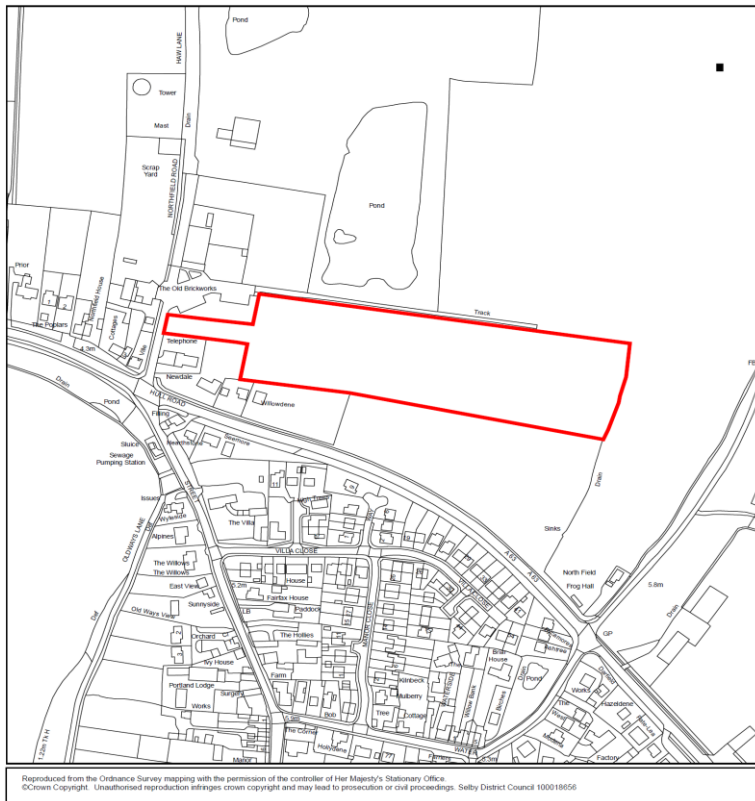
Site Area: 2.45 ha

Settlement Hierarchy: Designated Service Village

HEMB 004

Developable Area: 2.45 ha

SDC Yield Estimate: 86



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. The site has a Grade 1 Agricultural Land Classification (ALC). Selby District Council (SDC) classifies the land as Greenfield. However due to Hemingbrough's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Hemingbrough, Villa Close bus stop (approximately within 100-200m to the south) which is serviced by a bus route between Selby and Goole. The Sustrans cycle route also runs through the village. The site is not connected to the highway therefore will require works to create access.	Yellow
Community Facilities	SDC classifies Heminbrough as a Designated Service Village (DSV) as it has good local services. The main hub of services, are situated on Main Street. These services include the Fox & Pheasant and Crown (Public Houses), Post Office, Petrol Station, Methodist Church; St Mary's the Virgin Minister, Bread Bin Bakery and New Mai Ling Chinese takeaway. The site is approximately 100-300m to the north from all of the above service. Other services in the village include the R & R Country Equestrian & Country Pursuits Store, Restaurant and China Shop which is situated 300-400m to the south east of the site. Higher levels of services in the neighbouring principle settlement of Selby are accessible via public transport. Hemingbrough Community Primary School is approximately 400-500m to the south east of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	The western part of the village is designated Conservation Area (to the west and east of Main Street) in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 300-400m to the south of the site.	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: HEMB 004

Site Name: Land At Northfield Road, Hemingbrough.

Site Size: 2.45 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? 	x	<p>The site is currently used as Grade 1 agricultural land. Allocation of the site as housing could be in conflict with the Selby District Draft Core Strategy (SDCDCS) 2010 that identifies agriculture as being vulnerable due to closure and redevelopment for housing.</p> <p>Due to the scale of the development it is likely to stimulate the economy and employment opportunities in Hemingbrough to an extent. 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. Hemingbrough is classified as a DSV but has minimal local employment opportunities but has but has access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). 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>Hemingbrough Community Primary School is approximately 400-500m to the south east of the site. 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. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
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 Posterngate, Hemingbrough (according to NHS Choices) and is approximately 100-200m to the south.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
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 an equipped play area, football pitch, cricket club and bowling green situated adjacent to School Road and Hull Rd (A63) approximately 300-400m to the south east of the site. There is also another equipped play area on the southern outskirts of the village, approximately 1km to the south of the site. Therefore, allocation of the site is likely to increase non-car based access to CLR activities.</p> <p>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. Although there are no Public Rights of Way (PRoW) on the site, the access road from Hull Road (A63) to the far west of the site is designated as a PRoW. Any development at the site should provide improvements and connections to this PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, 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 five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
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 situated on the northern outskirts of the town. Due to the sites size and location it is unlikely to support the vibrancy of the village centre. Also, because the site is situated away from the main residential area of the settlement, there is the potential that the site could be isolated from the Hemingbrough community.
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 Hemingbrough, Villa Close bus stop (approximately 100-200m to the south) which is serviced by a bus route between Selby and Goole. Hemingbrough is classified as a DSV but has minimal local employment opportunities and some facilities. As a result, there would be the need for commuting to neighbouring settlements or out commuting which is 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. 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, the site has some local services and some access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as Greenfield.; therefore allocation to the site is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically the Hemingbrough Village Design Statement (VDS) a Supplementary Planning Document, outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.</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? 	-	<p>The western part of the village is designated as a Conservation Area (to the west and east of Main Street) in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 300-400m to the south of the site. Therefore any development at the site would need to take into consideration the setting the area and listed buildings. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically the Hemingbrough Village Design Statement (VDS) a Supplementary Planning Document, outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.</p>
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. Features on the site include: hedgerows that define the boundaries of the site, and a hedgerow that borders the eastern edge. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development. Due to the sites location on an urban fringe on the eastern outskirts of Hemingbrough, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</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 	?	<p>SDC hold no record of potential or known contamination/pollution. 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 impacts. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p>

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"> • 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? 	-	<p>Due to the size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>
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? 	✓	<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>
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? 	*	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is Grade 1, agricultural land. Therefore does not represent an efficient use of land, in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Land at A63, Hemingbrough

NGR: 468037 430614

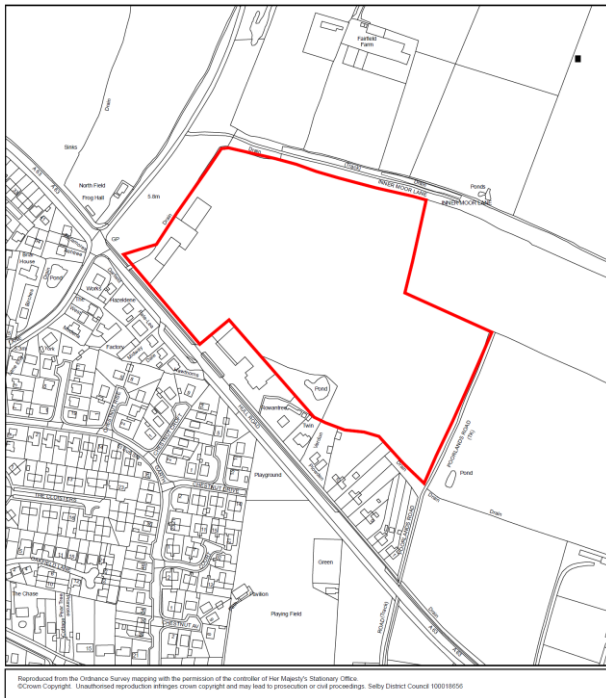
Site Area: 6.06 ha

Settlement Hierarchy: Designated Service Village

HEMB 005

Developable Area: 6.06 ha

SDC Yield Estimate: 212



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. The current land use is Grade 1, agricultural land with, in use warehouse buildings to the east of the site. Selby District Council (SDC) classifies the land as Greenfield. However due to Hemingbrough's status as a Designated 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 Hemingbrough, Council Houses bus stop (approximately within 100m to the south) which is serviced by a bus route between Selby and Goole. The site is connected to the highway service but may require additional capacity/safety works.	Green
Community Facilities	SDC classifies Hemingbrough as a Designated Service Village (DSV) as it has good local services. The main hub of services, are situated on Main St. that runs approximately 300-400m through the village. These services include the Fox & Pheasant and Crown (Public Houses), Post Office, Petrol Station, Methodist Church; St Mary's the Virgin Minister, Bread Bin Bakery and New Mai Ling Chinese takeaway. The site is approximately 200-300m to the west from all of the above service. Other services in the village include the R & R Country Equestrian & Country Pursuits Store, Restaurant and China Shop which is situated adjacent to the site on the southern boundary. Higher levels of services in the neighbouring principle settlement of Selby are accessible via public transport. Hemingbrough Community Primary School is approximately 100-200m to the south of the site. SDC has identified the school as having additional capacity. If necessary a proposed new school site/ or extension has been identified in the area, and is deemed to have an 'amber' suitability status according to SDC.	Yellow
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	The village has a designated Conservation Area (which lies to the west of the village adjacent to Main St) in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 300-400m to the south of the site..	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: HEMB 005

Site Name: Land at A63, Hemingbrough.

Site Size: 6.06 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 1 agricultural land. Although small, the loss of this land could have a negative impact on the agricultural economy of the local area.</p> <p>Due to the scale of the development there is the potential to stimulate the economy and employment opportunities in Hemingbrough.</p> <p>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. Hemingbrough is classified as a Designated Service Village and therefore has minimal local employment opportunities but has but has access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). 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>Hemingbrough Community Primary School is approximately 100-200m to the west of the site. SDC has identified the school as having additional capacity. If necessary a proposed new school site has been identified in the area, and is deemed to have an 'amber' suitability status according to SDC.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that educational facilities would not be adversely impacted upon by any new housing development 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 Posterngate, Hemingbrough (according to NHS Choices) and is approximately 300-400m to the south.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
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? 	✓	<p>CLR facilities in close proximity to the site include an equipped play area, football pitch, cricket club and bowling green situated adjacent to School Rd. and Hull Rd (A63) approximately within 100m to the south of the site. There is also another equipped play area on the southern outskirts of the village, approximately 700-800m to the south west of the site. Therefore, it is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is some potential to address the shortfall of recreational open space in the district. There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more, the adopted Developer Contributions SPD would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	?	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings would be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
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 situated behind the R & R Country Stores. This shop is the largest equestrian and rural pursuits store in the area, and is surrounded by Greenfield agricultural land. The site could encroach on this store and has the possibility of detracting from its rural setting. Therefore the site is unlikely to support the vibrancy of the village centre.</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 Hemingbrough, Council Houses bus stop (approximately within 100m to the south) which is serviced by a bus route between Selby and Goole. Hemingbrough is classified as a Designated Service Village and therefore has minimal local employment opportunities and some facilities. As a result, there would be the need for commuting to neighbouring settlements or out commuting and is adequately facilitated for by the existing public transport facilities. Due to the size of the site, there is the potential to stimulate an improvement to the existing public transport facilities or additional provision of public transport services if necessary. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> 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 	-	<p>As aforementioned the site has adequate local services and some access to higher level services in Selby. Therefore has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as Greenfield. The current land use is Grade 1, agricultural land with, in use warehouse buildings to the east of the site; therefore allocation of the site is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically the Hemingbrough Village Design Statement (VDS) a Supplementary Planning Document, outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.</p>
<ul style="list-style-type: none"> Will it ensure new development is well designed and appropriate to its setting? 		
<ul style="list-style-type: none"> Will it encourage the development of Brownfield sites? 		

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 village has a designated Conservation Area that lies to the west of the village adjacent to Main Street in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 200-300m to the west of the site, and therefore,- any development on the site would need to take into consideration the setting of the area and buildings.
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 pond with several trees and shrubs on the southern boundary of the site, and a combination of hedgerows and intermittent trees and shrubs on the defining boundaries. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>Due to the sites location on an urban fringe on the north eastern outskirts of Hemingbrough, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p>
<ul style="list-style-type: none"> 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>There is no record of potential or known contamination/pollution. As a result the effect of the site on contamination / pollution is unknown. The site has not been identified as being affected by potential noise pollution.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on all 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 impacts.</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> 	✓	<p>Due to the sites size and location there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
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> 	✓	<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>
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. The current land use is Grade 1, agricultural land with, in use warehouse buildings to the east of the site. SDC classifies the land as Greenfield. Therefore does not represent an efficient use of 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>

Land at Hull Road, Hemingbrough

HEMB 006

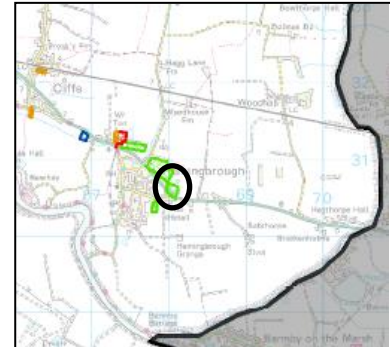
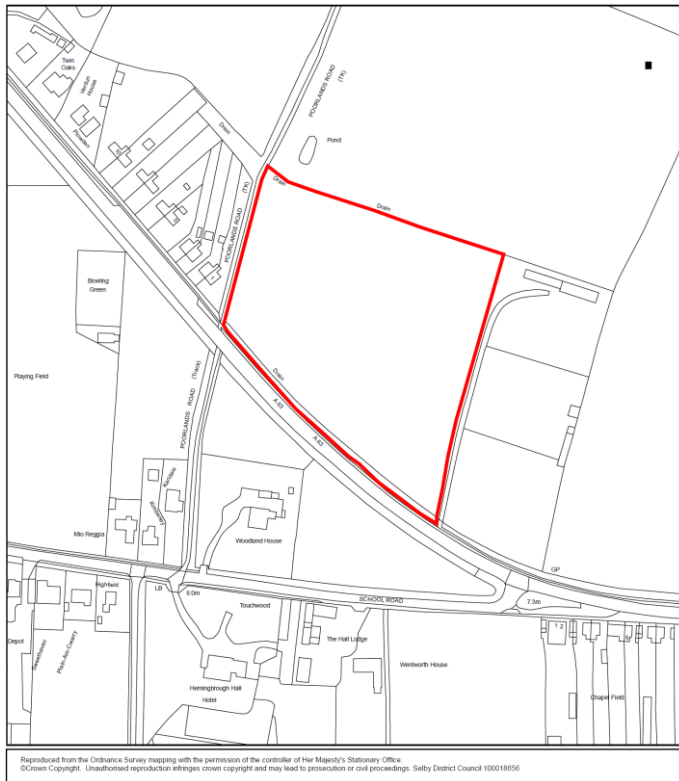
NGR: 468037 430614

Site Area: 1.89 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 1.89 ha

SDC Yield Estimate: 66



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. The current land use is arable agricultural land that has a Grade 1 Agricultural Land Classification (ALC). Selby District Council (SDC) classifies the land as Greenfield. However due to Hemingbrough's status as a Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Hemingbrough, Council Houses bus stop (approximately within 100m to the west) which is serviced by a bus route between Selby and Goole. The Sustrans cycle route also runs through the village. The site is connected to the highway.	Green
Community Facilities	SDC classifies Hemingbrough as a Designated Service Village (DSV) as it has good local services. The main hub of services, are situated on Main Street. These services include the Fox & Pheasant and Crown (Public Houses), Post Office, Petrol Station, Methodist Church; St Mary's the Virgin Minister, Bread Bin Bakery and New Mai Ling Chinese takeaway. The site is approximately 400-500m to the west from all of the above service. Other services in the village include the R & R Country Equestrian & Country Pursuits Store, Restaurant and China Shop which is situated 100-200m to the north of the site. Higher levels of services in the neighbouring principle settlement of Selby are accessible via public transport. Hemingbrough Community Primary School is approximately within 100-200m to the south west of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	The western part of the village is designated Conservation Area (to the west and east of Main Street) in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 400-500m to the west of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: HEMB 006

Site Name: Land at Hull Road, Hemingbrough.

Site Size: 1.89 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 currently used as Grade 1 agricultural land. Allocation of the site as housing could be in conflict with the Selby District Draft Core Strategy (SDCDCS) 2010 that identifies agriculture as being vulnerable due to closure and redevelopment for housing. However, the site area is relatively small.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Hemingbrough. 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. Hemingbrough is classified as a DSV but has minimal local employment opportunities but has access to higher level services and employment opportunities in Selby. Therefore allocation of the site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</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>Hemingbrough Community Primary School is approximately 100-200m to the south west of the site. SDC has identified the school as having additional capacity. If necessary a proposed new school site / or extension has been identified in the area, and is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contribution would ensure that educational facilities would not be adversely impacted upon by any new housing development 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 Posterngate, Hemingbrough Surgery (according to NHS Choices) and is approximately 300-400m to the south.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
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 an equipped play area, football pitch, cricket club and bowling green situated adjacent to School Road and Hull Road (A63) approximately within 100m to the west of the site. There is also another equipped play area on the southern outskirts of the village, approximately 700-800m to the south west of the site. Therefore, it is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to help address the shortfall of recreational open space in the district through on site provision. There are no Public Rights of Way (PRoW) on 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, 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 five dwellings, thus in accordance with draft Core Strategy policy CP5, a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	The site is situated on the north eastern outskirts of the town, and due to the sites size and location is unlikely to affect the vibrancy of the village centre.
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 Hemingbrough, Council Houses bus stop (approximately 100m to the west) which is serviced by a bus route between Selby and Goole. Hemingbrough is classified as a DSV but has minimal local employment opportunities and some facilities. As a result, there would be the need for commuting to neighbouring settlements or out commuting and is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development at the site should encourage 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, the site has adequate local services and some access to higher level services in Selby. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is Grade 1, arable, agricultural land, therefore allocation to this site is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically the Hemingbrough Village Design Statement (VDS) a Supplementary Planning Document, outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.</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 western part of the village is designated Conservation Area (to the west and east of Main Street) in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 400-500m to the west of the site. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically the Hemingbrough Village Design Statement (VDS) a Supplementary Planning Document, outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting. Therefore the site allocation is unlikely to detract from this Conservation Area.
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? 	-	The site is not situated in or in close proximity to a designated nature conservation area. The site has potential for wildlife due the following features being present: numerous trees that border the western and southern boundaries of the site, and a hedgerow that borders the eastern edge. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development. Due to the sites location on an urban fringe on the eastern outskirts of Hemingbrough, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.
<ul style="list-style-type: none"> 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? 	?	SDC hold no record of potential or known contamination/pollution. 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. 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 impacts.
<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> 	-	<p>Due to the size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
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> 	✓	<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>
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 classifies the land as Greenfield. The current land use is Grade 1, arable, agricultural land. Therefore does not represent an efficient use of land, in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Land East of Hemingbrough Primary School, School Road, Hemingbrough

HEMB 007

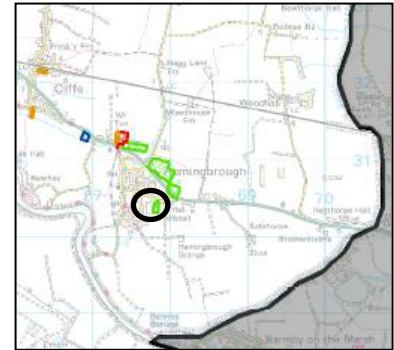
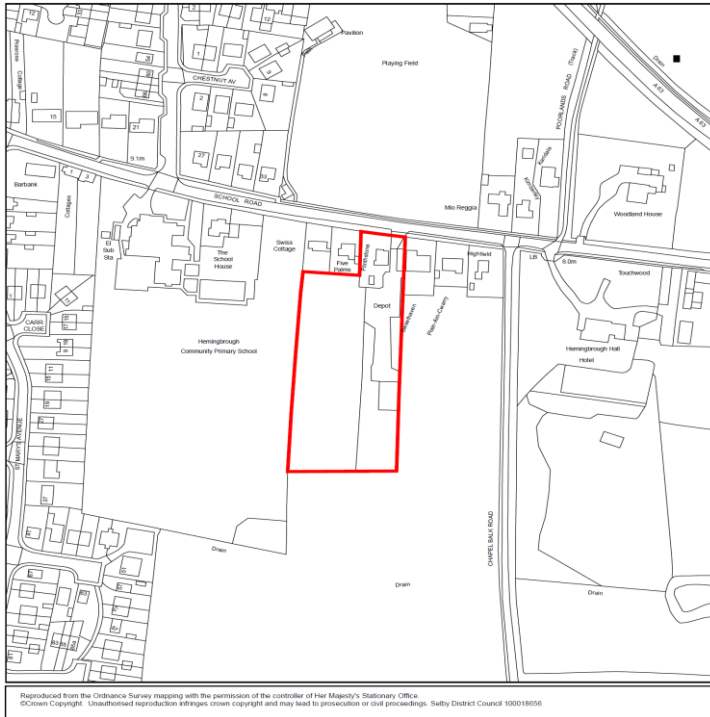
NGR: 467816 430380

Site Area: 0.8 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.8 ha

SDC Yield Estimate: 28



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. The current land use is warehouse buildings and a depot that are on the eastern edge of the site. The majority of the land consists of a field, and therefore Greenfield land. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However due to Hemingbrough's status as a Designated Service Village (DSV) it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	
Transport Access	The nearest public transport facilities are the Hemingbrough, Playing Fields bus stop (approximately 100m to the north) which is serviced by a bus route between Selby and Goole. The Sustrans cycle route also runs through the village. The site is connected to the highway.	
Community Facilities	SDC classifies Hemingbrough as a DSV as it has good local services. The main hub of services, are situated on Main Street. These services include the Fox & Pheasant and Crown (Public Houses), Post Office, Petrol Station, Methodist Church; St Mary's the Virgin Minister, Bread Bin Bakery and New Mai Ling Chinese takeaway. The site is approximately 200-300m to the east from all of the above service. Other services in the village include the R & R Country Equestrian & Country Pursuits Store, Restaurant and China Shop which is situated 100-200m to the north of the site. Higher levels of services in the neighbouring principle settlement of Selby are accessible via public transport. Hemingbrough Community Primary School is approximately within 100m to the west of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	The western part of the village is designated Conservation Area (to the west and east of Main Street) in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 200-300m to the west of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: HEMB 007 Site Name: Land East of Hemingbrough Primary School, School Road, Hemingbrough. Site Size: 0.8 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 current land use is warehouse buildings and a depot that are on the eastern edge of the site. Redevelopment of this site would result in the loss of some employment land.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Hemingbrough. 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. Hemingbrough is classified as a DSV but has minimal local employment opportunities but has access to higher level services and employment opportunities in Selby. Therefore allocation of this has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). However, the scale and location of the site is unlikely to stimulate additional public transport 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>Hemingbrough Community Primary School is approximately 100m to the 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 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, contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing development 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 Posterngate, Hemingbrough Surgery (according to NHS Choices) and is approximately 300-400m to the north. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
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 an equipped play area, football pitch, cricket club and bowling green situated adjacent to School Rd. and Hull Rd (A63) approximately 100m to the north of the site. There is also another equipped play area on the southern outskirts of the village, approximately 500-600m to the south west of the site. Therefore, it is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocation is limited 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, 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 five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	The site is in on the eastern outskirts of Hemingbrough. Therefore the site is unlikely to support the vibrancy of Hemingbrough.
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 Hemingbrough, Playing Field bus stop (approximately within 100m to the north) which is serviced by a bus route between Selby and Goole. Hemingbrough is classified as a DSV but has minimal local employment opportunities and some facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be high and is facilitated for by the existing public transport facilities. The Sustrans cycle route also provides access to Selby. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). .</p>
<ul style="list-style-type: none"> 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 	✓	<p>As aforementioned the site has adequate local services and some access to higher level services in Selby. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as a mixture of Greenfield and PDL. The current land use is warehouse buildings and a depot that are on the eastern edge of the site. The majority of the land consists of a field, and therefore Greenfield land, therefore allocation of the site is only partially encouraging development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically the Hemingbrough Village Design Statement (VDS) a Supplementary Planning Document, outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.</p>
<ul style="list-style-type: none"> Will it ensure new development is well designed and appropriate to its setting? 		
<ul style="list-style-type: none"> Will it encourage the development of Brownfield sites? 		

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 village has a designated Conservation Area that lies to the west of the village adjacent to Main St. in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 200-300m to the west of the site, and therefore the site is unlikely to detract from this Conservation Area. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically the Hemingbrough Village Design Statement (VDS) Supplementary Planning Document outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.
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 hedgerows and shrubs that define the boundaries of the site. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>Due to the sites location on an urban fringe on the eastern outskirts of Hemingbrough, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</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 	?	<p>SDC have no record of potential or known contamination/pollution. 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>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 impacts.</p>

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> 	-	<p>Due to the size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
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> 	✓	<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>
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 classifies the land as a mixture of Greenfield and PDL. The current land use is warehouse buildings and a depot that are on the eastern edge of the site. The majority of the land consists of a field, and is therefore Greenfield land. Therefore does not 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>

Hermitage School, Hemingbrough

NGR: 468039 430472

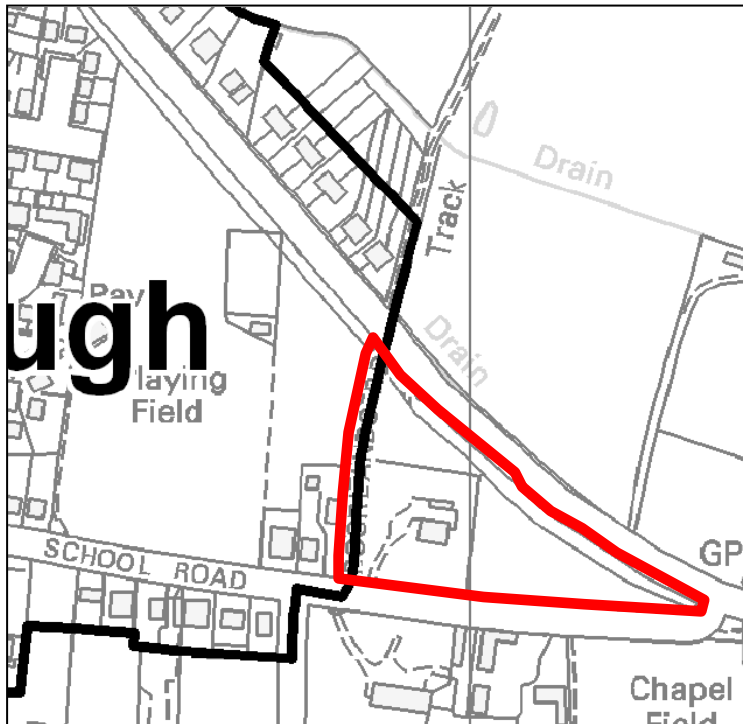
Site Area: 1.06 ha

Settlement Hierarchy: Designated Service Village

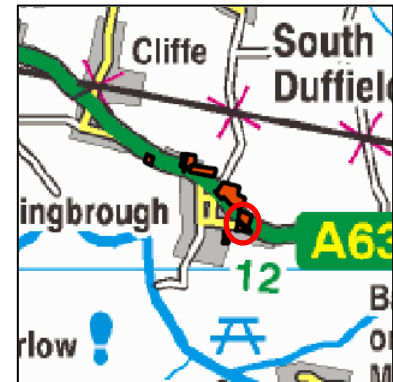
HEMB 008

Developable Area: 1.06 ha

SDC Yield Estimate: 37



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. The current land use appears to be an ex-school house to the west of the site with the remaining area being a garden. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However due to Hemingbrough's status as a Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Babthorpe, Chapel Fields bus stop (adjacent to the southern boundary) which is serviced by a bus route between Selby and Goole. The Sustrans cycle route also runs through the village. The site is connected to the highway.	Green
Community Facilities	SDC classifies Hemingbrough as a Designated Service Village (DSV) as it has good local services. The main hub of services, are situated on Main Street. These services include the Fox & Pheasant and Crown (Public Houses), Post Office, Petrol Station, Methodist Church; St Mary's the Virgin Minister, Bread Bin Bakery and New Mai Ling Chinese takeaway. The site is approximately 600-700m to the west from all of the above service. Other services in the village include the R & R Country Equestrian & Country Pursuits Store, Restaurant and China Shop which is situated 300-400m to the north of the site. Higher levels of services in the neighbouring principle settlement of Selby are accessible via public transport. Hemingbrough Community Primary School is approximately within 200-300m to the 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 designated nature conservation sites within 400m of the site.	Green
Heritage	The western part of the village is designated Conservation Area (to the west and east of Main Street) in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 500-600m to the west of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: HEMB 008

Site Name: Hermitage School, Hemingbrough.

Site Size: 1.06 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 Hemingbrough. 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. Hemingbrough is classified as a Designated Service Village but has minimal local employment opportunities but has access to higher level services and employment opportunities in Selby. Therefore the allocation of the site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). 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>Hemingbrough Community Primary School is approximately within 200-300m to the 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, contribution would ensure that educational facilities would not be adversely impacted upon by any new housing development 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 Posterngate, Hemingbrough (according to NHS Choices) and is approximately 700-800m to the northwest. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
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 an equipped play area, football pitch, cricket club and bowling green situated adjacent to School Road and Hull Road (A63) adjacent to the western boundary of the site. There is also another equipped play area on the southern outskirts of the village, approximately 800-900m to the southwest of the site. Therefore, allocation of the site is likely to increase non-car based access to CLR activities. Due to the scale of the allocation there is limited potential to help address the shortfall of recreational open space in the district through on site provision. There are no Public Rights of Way (PRoW) on the site. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, 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 five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	The site is situated on the eastern outskirts of the town, and due to the sites size and location is unlikely to affect the vibrancy of the village centre.
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 Babthorpe, Chapel Fields bus stop (adjacent to the southern boundary) which is serviced by a bus route between Selby and Goole. Hemingbrough is classified as a DSV but has minimal local employment opportunities and some facilities. As a result, there would be the need for commuting to neighbouring settlements or out commuting but this is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage sustainable modes of transport 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, the site has adequate local services and some access to higher level services in Selby. Therefore allocation to the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as a mixture of Greenfield and PDL. The current land use appears to be an ex-school house to the west of the site with the remaining area being a garden, therefore allocation of the site is only partially encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically the Hemingbrough Village Design Statement (VDS) a Supplementary Planning Document, outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting.</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 western part of the village is designated Conservation Area (to the west and east of Main Street) in the Old Hemingbrough district, and contains several listed buildings. This area is approximately 500-600m to the west of the site. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. More specifically the Hemingbrough Village Design Statement (VDS) a Supplementary Planning Document, outlines some specific guidelines, which if adhered to, would ensure the new development is well designed and appropriate to its setting. Therefore the site is unlikely to detract from this Conservation Area.
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 numerous trees, plants and shrubs within the ground and gardens. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>Due to the sites location on an urban fringe on the eastern outskirts of Hemingbrough, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</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 	?	<p>SDC hold no record of potential or known contamination/pollution. 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 impacts.</p>

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> 	-	<p>Due to the size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
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> 	✓	<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>
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 classifies the land as a mixture of Greenfield and PDL. The current land use appears to be an ex-school house to the west of the site with the remaining area being a garden. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>