

Land at Greenacres, Fryston Common Lane, Monk Fryston

MFH 001

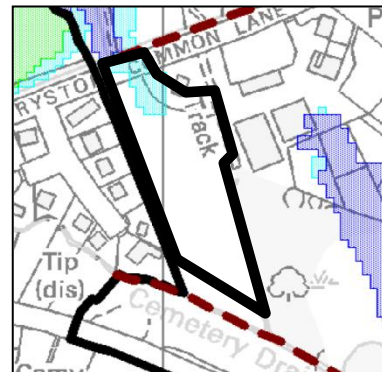
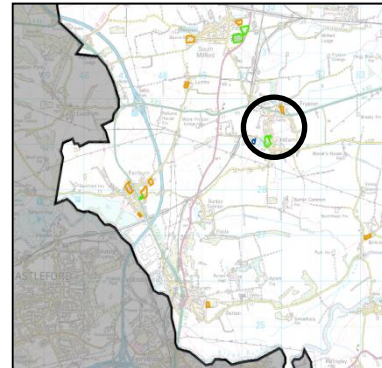
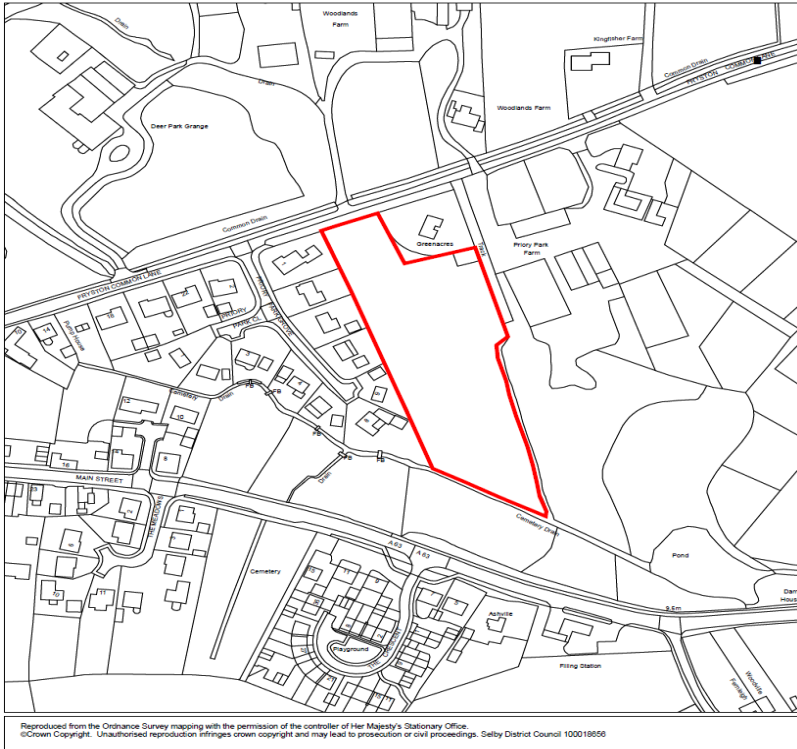
NGR: 451044, 429897

Site Area: 0.94 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.94 ha

SDC Yield Estimate: 33



**Strategic Flood Risk Assessment
Flood Zone Mapping**

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is currently meadowland, and was last used for grazing livestock prior to the 1960s. Selby District Council (SDC) classifies the land as Greenfield and the site is also located in the Greenbelt. The Agricultural Land Classification (ALC) of the site is Grade 2. However, due to Monk Fryston's status as a Designated Service Village it is identified in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The majority of the site is in a Flood Zone 1 so there is a minimal risk of flooding. A proportion of the site to the north is located within Flood Zone 2.	
Transport Access	There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is located at the junction of Main Street and Fryston Common Lane, approximately 200-300m west of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north-west of the site. The site is not connected to the highway, and as a result would require additional highway works.	
Community Facilities	Monk Fryston has a number of key services, including a post office, a general store, a primary school and a surgery. In addition, the village supports a community centre, public house, restaurant and equipped play area. All these services are located within, or close to the village centre. Monk Fryston CoE primary school is located approximately 1.6km south east of the site and is deemed to have additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Monk Fryston Conversation Area is located immediately to the north-east of the site. Wesley House (Methodist Church), which is Grade II listed, is located approximately 300m south west of the site.	

SUSTAINABILITY APPRAISAL		
Site Ref: MFH 001 Site Name: Land at Greenacres, Fryston Common Lane, Monk Fryston 0.94 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>Due to the scale of the site, it is unlikely to stimulate the economy and employment opportunities in Monk Fryston. 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. Although Monk Fryston is identified as a Designated Service Village owing to the good local services available, there are likely to be minimal local employment opportunities in the village. However, higher level services such as secondary schools, together with employment opportunities would be available in the Principal Settlement of Selby. Although the development would be small and many of the key services are located within Monk Fryston, the development would have the potential to increase the need to travel and commute via car principally because the rural setting of the site and that the higher level services are located in Selby. Therefore allocation of this site could infringe on this objective, if it caters for commuters to an excessive extent. 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>Monk Fryston primary school is located approximately 400-500m south east of the site. The primary school is deemed to have additional capacity. In addition, SDC has identified a potential new school/or an extension to an existing new school in the area, which is deemed to have an 'amber' suitability status. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. Due to the small scale of the site, development of the site is unlikely to affect access to health services. The nearest medical service accepting patients is Monk Fryston Surgery (according to NHS Choices), which is located approximately 200-300m west of the site. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	-	<p>CLR facilities in close proximity to the site include an equipped play area, playing field and Cricket Club. Additional CLR facilities in Selby are accessible via public transport. Although public transport facilities are available, allocation of this site is unlikely to increase non-car based access to CLR activities. 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 of the site there is limited potential to provide CLR facilities onsite to address the shortfall of recreational open space in the district. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area. A Public Rights of Way (PRoW) extends to the north of the site, connecting the site to Lumby Common.</p>

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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	<p>Although the site is located on the periphery of Monk Fryston, the site adjoins an existing residential area and is only a short distance (approximately 200-300m) from the village centre. Therefore, the site has the potential to support the vibrancy of Monk Fryston. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 	-	<p>The nearest public transport facilities are the Monk Fryston Square bus stop, which is located approximately 200-300m west of the site boundary.</p> <p>Although there is likely to be minimal employment opportunities within Monk Fryston, there is access to employment opportunities and facilities in Selby. As a result, the need for commuting to neighbouring settlements or out commuting to services and employment opportunities is considered to be moderate. This would be partially facilitated by existing public transport facilities. The scale and location of the site is unlikely to stimulate additional public transport 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>Allocation of this site is unlikely to stimulate the provision of new services due to the small scale of the development. As aforementioned, there are a number of key local services in Monk Fryston and higher level services and employment opportunities in Selby are accessible via public transport. Therefore 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, which is currently meadow land, as Greenfield. As such allocation of this site would not encourage development on Brownfield land. However, given Monk Fryston's status as a Designated Service Village, it is identified as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<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? 		
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, 	-	<p>Monk Fryston Conservation Area is located immediately to the north of the site. Wesley House (Methodist Church), which is Grade II listed, is located approximately 300m south west of the site.</p> <p>Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.</p>

Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?		
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 located within, or in close proximity to designated nature conservation areas. The site has potential for wildlife due to the site being a meadow bound by a number of trees, hedgerows, drainage ditches and ponds. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>There are no rivers within 400m of the site.</p> <p>The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in the Landscape Assessment as important to the setting of the village. Consideration should therefore 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>SDC hold no records of potential or known contamination and/or pollution incidents at the site. As stated above, it is likely that any development on this site could create some traffic generation as a result of residents accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of developing the site.</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 adverse air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from transport? 	-	<p>Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is 		

<i>generated and consumed in the district?</i>		
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> 	*	According to the Strategic Flood Risk Assessment, the site predominantly falls within Flood Zone 1, although a proportion of the site to the north is located within a Flood Zone 2. As such, there is a minimal risk of flooding across much of the site, although a moderate risk of flooding exists in the northern part of the site.
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> 	*	The site is located within a Greenbelt and SDC classifies the land, which is currently meadow land, as Greenfield. Therefore development of the site does not represent an efficient use of land, in terms of encouraging development on Brownfield land. According to SDC, the site is not located within a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

(SL1) Land West of Main Street, Hillam

MFH 003

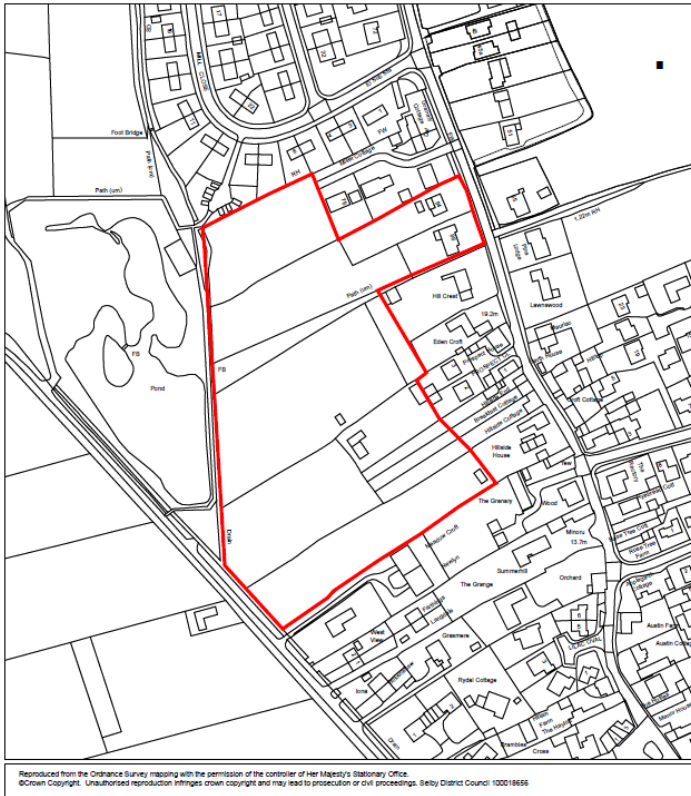
NGR: 450641 429074

Site Area: 2.8 ha

Settlement Hierarchy: Designated Service Village.

Developable Area: 2.8 ha

SDC Yield Estimate: 98



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 2 Agricultural Land Classification (ALC) and the current land uses are agricultural grazing land and residential. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as mixture of Greenfield and Previously Developed Land (PDL) Due to Hillam and Monk Fyston's joint status as a Service Villages it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The site is located within Flood Zone 1; as such the risk of flooding on site is minimal.	
Transport Access	The nearest public transport facilities are bus services between Tadcaster and Pontefract. The nearest bus stop to the site is approximately 100-200m to the north of the site. The site is not connected to the highway.	
Community Facilities	<p>Monk Fyston and Hillam are sufficiently close to each other to share services and facilities and therefore have been considered jointly. Facilities include:</p> <ul style="list-style-type: none"> • Monk Fyston Post Office & General Store (approximately 600-700m to the north of the site); • The Blue Bell Inn Public House (approximately 700-800m to the north of the site); • The Crown Inn Public House (approximately 600-700m to the north of the site); • Monk Fyston Hall, Hotel & Restaurant (approximately 600-700m to the north of the site); • St Wilfred's Church (approximately 600-700m to the north of the site); • The Cross Keys Public House (approximately 300-400m to the south east of the site); and • Monk Fyston Surgery (approximately 500-600m to the north of the site). <p>Higher levels of services in the neighbouring principal settlement of Tadcaster or Pontefract are accessible via public transport.</p> <p>Monk Fyston CoE VC Primary School is located 400-500m to the north of the site. SDC has identified the school as having additional capacity.</p>	
Nature Conservation	There are no sites designated for nature conservation within a 1km of the site.	

Heritage	The Grade II Listed Hall Farmhouse is located 300-400m to the south west of the site.	
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SUSTAINABILITY APPRAISAL

Site Ref: MFH 03

Site Name: (SL1) Land West of Main Street, Hillam. Site Size: 2.8 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? 	-	<p>The site is located on Grade 2 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to significantly stimulate the economy and employment opportunities in Hillam and Monk Fryston. 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. Monk Fryston and Hillam have jointly been classified as a Designated Service Village and therefore have reasonable local employment opportunities, and adequate access to higher level services and employment opportunities in Tadcaster and Pontefract. Therefore the allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon the SDCDCS objective to minimise damage to the environment due to car usage. 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 may not 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>Monk Fryston CoE VC Primary School is located 400-500m to the north of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Monk Fryston Surgery, approximately 500-600m to the north of the site (according to NHS Choices).</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	-	<p>CLR facilities in close proximity to the site include an equipped play area (approximately 500-600m to the north of the site), playing field (approximately 400-500m to the north of the site) and Cricket Club (approximately 600-700m to the south east of the site). Residential development at the site is unlikely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the development there is some potential to address the shortfall of recreational open space in the district, through on site provision. There is a Public Rights of Way (PRoW) on the site</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		
8. Quality housing available to everyone		

SA OBJECTIVE	EFFECT	COMMENTARY
<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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The development is in the centre of Hillam and due to the scale and location of the site there is potential to support the vibrancy of Hillam. .
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 bus services between Tadcaster and Pontefract. The nearest bus stop to the site is approximately 100-200m to the north of the site.</p> <p>Monk Fryston and Hillam are jointly classified as a Designated Service Village and therefore have reasonable local employment opportunities and facilities. The need for commuting to neighbouring settlements or out commuting is moderate 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>
<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 access to higher level services in Tadcaster and Pontefract. Therefore has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield and the current land use is as a functioning arable field; therefore it is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<ul style="list-style-type: none"> 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? 		
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 Grade II Listed Hall Farmhouse is located 300-400m to the south west of the site. Development on the site would need to take into consideration this listed building and its setting. .</p>

SA OBJECTIVE	EFFECT	COMMENTARY
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? • Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? • Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? • Will it protect and enhance the District's rivers? 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has the potential for wildlife due to the presence of trees and hedges at the site boundaries. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not located within or close to any landscape designations. Given the sites location within a rural setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The development is not close proximity (within 400m) to the District's.</p>
14. Minimal pollution levels		
<ul style="list-style-type: none"> • Will it clean up contaminated land to the appropriate standard? • Will it reduce air pollution from current activities and the potential for such pollution? • Will it reduce water pollution from current activities and the potential for such pollution? • Will it reduce noise pollution from current activities and the potential for such pollution? 	?/-	<p>SDC hold no records of potential or known contamination/pollution on site. 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 air quality and noise effects could be associated with development at this site. Although the effect of the site from potential pollution is unknown, the draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
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 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. 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"> • Will it reduce risk from flooding? 	✓	<p>The majority of the site is classified as being in Flood Zones 1 so is at low risk of flooding. Allocation to this site would</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 		therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	-	<p>The site is not within a Greenbelt. SDC classifies the land as mixture of Greenfield and Previously Developed Land (PDL) the current land uses are agricultural grazing land and residential. Therefore allocation of this site is only partially an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Fryston Service Station & Land To South

MFH 004

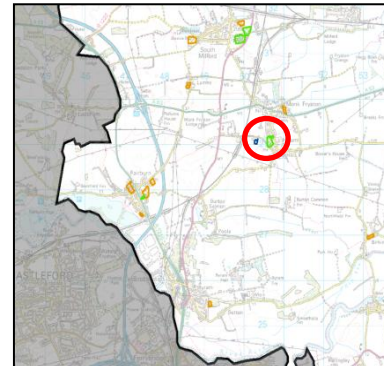
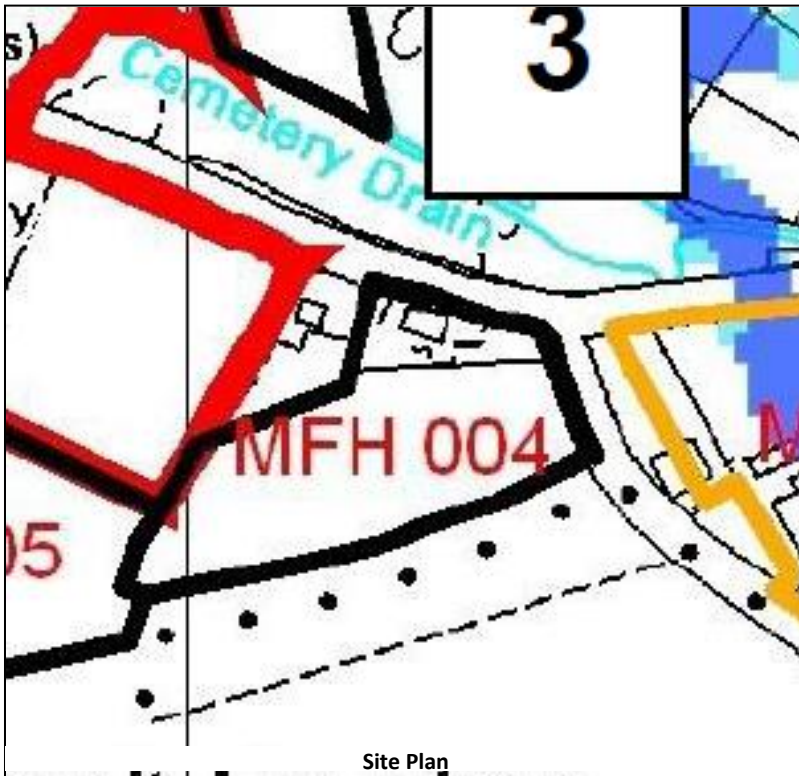
NGR: 451072 429558

Site Area: 0.99 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.99 ha

SDC Yield Estimate: 32



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is currently a disused petrol filling station and agricultural land. The site is located in the Greenbelt and has a Grade 2 Agricultural Land Classification (ALC). Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However, due to Monk Fryston's status as a Designated Service Village it is identified 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	There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Austfield Lane, which is adjacent to the northern boundary of the site. Public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north-west of the site. The site is connected to the highway.	
Community Facilities	Monk Fryston has a number of key services, including a post office, a general store, a primary school and a surgery. In addition, the village supports a community centre, public house, restaurant and equipped play area. All these services are located within, or close to the village centre along Main Street so approximately 400-500m to the west. Higher levels of services are available in the neighbouring Principal Settlement of Selby, which is located approximately 10km north-east of the site and is accessible by public transport. Monk Fryston CoE primary school is located approximately 400-500m south of the site and is deemed to have additional capacity	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Monk Fryston Conversation Area exists immediately to the north-east of the site. Wesley House (Methodist Church), a Grade II listed, is located approximately 300m west of the site.	

SUSTAINABILITY APPRAISAL		
Site Ref: Site Name: Fryston Service Station & Land To 0.99 ha site proposed for housing MFH 004 South.		
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>Due to the scale of the site, it is unlikely to stimulate the economy and employment opportunities in Monk Fryston. 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. Although Monk Fryston is identified as a Designated Service Village, owing to the good local services available, there are likely to be minimal local employment opportunities in the village. Higher level services such as secondary schools, together with employment opportunities would be available in the Principal Settlement of Selby. Allocation of this site would have the potential to increase the need to travel and commute via car due to the rural setting of the site. Therefore development on the site could infringe on this objective, if it caters for commuters to an excessive extent. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>Due to the scale and location of the site it 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>Monk Fryston CoE primary school is located approximately 400-500m south of the site. The school is deemed to have additional capacity. In addition, SDC has identified a potential new school/or an extension to an existing new school in the area, which is deemed to have an 'amber' suitability status. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Monk Fryston Surgery (according to NHS Choices), which is located approximately 200-300m north west of the site. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	✓	<p>The nearest CLR facilities to the site include the Community Centre and adjoined equipped play area (approximately 500-600m to the west) and the playing fields adjoined to the Monk Fryston CoE primary school (approximately 400-500m to the west). Additional CLR facilities in Selby are accessible via public transport. Therefore allocation of this site could increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district. There is a Public Rights of Way (PRoW) that runs through the site, south of the disused petrol filling station. Any development on the site could contribute to improve the PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Monk Fryston. Therefore the site has the potential to support the vibrancy of Monk Fryston, and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 		<p>There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Austfield Lane, which is adjacent to the northern boundary of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north-west of the site.</p>
<ul style="list-style-type: none"> • Will it improve access to opportunities and facilities for all groups? 	-	<p>Although there is likely to be minimal employment opportunities within Monk Fryston, there is access to employment opportunities and facilities in Selby. As a result, the need for commuting to neighbouring settlements or out commuting to key services and employment is considered to be moderate and is partially facilitated for by existing public transport facilities.</p>
<ul style="list-style-type: none"> • Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	-	<p>Allocation of the site is unlikely to stimulate the provision of new services due to the small scale of the site. 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 		<p>As aforementioned, there are a number of key local services in Monk Fryston and higher level services and employment opportunities in Selby are accessible via public transport. SDC classifies the land as a mixture of Greenfield and PLD. The current land use is a disused petrol station and agricultural land. Allocation of this site would only partially encourage the use of Brownfield land. However, given Monk Fryston's status as a Designated Service Village, it is identified as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p>
<ul style="list-style-type: none"> • Will it ensure new development is well designed and appropriate to its setting? 	-	<p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<ul style="list-style-type: none"> • Will it encourage the development of Brownfield sites? 		
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, 	-	<p>Monk Fryston Conversation Area exists immediately to the north-east of the site. Wesley House (Methodist Church), a Grade II listed, is located approximately 300m west of the site.</p> <p>Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.</p>

<p>archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</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 located within, or in close proximity to designated nature conservation areas. The site has minimal potential for wildlife due to its current land use as a disused petrol filling station (PDL) and agricultural land, with the exception of some trees to the south of the site. Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity, consideration should be given to minimising the removal and/or disruption to the habitats of ecological value within the site. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>
<ul style="list-style-type: none"> • Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		<p>There are no rivers within 400m of the site.</p>
<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? 	-	<p>The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in the Landscape Assessment as important to the setting of the village.</p>
<ul style="list-style-type: none"> • Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> • Will it clean up contaminated land to the appropriate standard? 		<p>SDC hold no records of potential or known contamination and/or pollution incidents at the site. The historic uses include potentially contaminative uses (petrol station) and therefore any development of the site may require remediation, which would involve additional costs.</p>
<ul style="list-style-type: none"> • Will it reduce air pollution from current activities and the potential for such pollution? 	?/*	<p>The A63 is to the north of the site, and may potentially be a source of noise pollution.</p>
<ul style="list-style-type: none"> • Will it reduce water pollution from current activities and the potential for such pollution? 		<p>As stated above, it is likely that any development on this site could create some traffic generation as a result of residents accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of developing the site.</p>
<ul style="list-style-type: none"> • Will it reduce noise pollution from current activities and the potential for such pollution? 		<p>The 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 adverse air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 		<p>Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 	-	
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		

<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? • Will it direct development away from flood risk areas? • Will it prevent development in inappropriate development in Flood Zones? 	✓	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? • Will it ensure that new development exists within the constraints of the District's water resource? 	✘	The site is located within a Greenbelt and SDC classifies the land, which is currently a disused petrol filling station and agricultural land, as a mixture of Greenfield and PDL. Therefore development of the site does not represent an efficient use of land in terms of encouraging development on Brownfield land. No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Back of Cemetery, Monk Fryston

NGR: 451180 429404

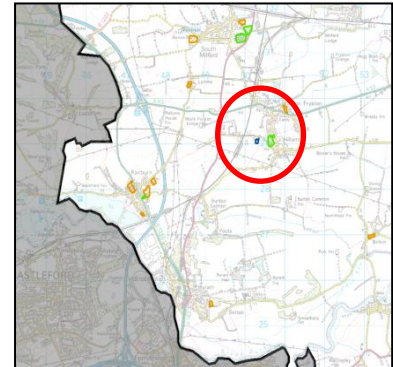
Site Area: 1.56 ha

Settlement Hierarchy: Designated Service Village

MFH 005

Developable Area: 1.56 ha

SDC Yield Estimate: 55



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The Agricultural Land Classification of the site is Grade 2. The site is currently arable, agricultural land. Selby District Council (SDC) classifies the land as a Greenfield. The site is located in the Greenbelt. However, due to Monk Fryston's status as a Designated Service Village it is identified 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	There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Cemetery, which is approximately within 100m to the north of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north-west of the site. The site is not connected to the highway so would require additional highway works.	
Community Facilities	Monk Fryston has a number of a number of key services, including a post office, a general store, a primary school and a surgery. In addition, the village supports a community centre, public house, restaurant and equipped play area. All these services are located within, or close to the village centre along Main Street so approximately 400-500m to the west. Higher levels of services are available in the neighbouring Principal Settlement of Selby, which is located approximately 10km north-east of the site and is accessible by public transport. Monk Fryston CoE primary school is located approximately 400-500m south of the site. The primary school is deemed to have additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Monk Fryston Conversation Area exists immediately to the north east of the site. Wesley House (Methodist Church), a Grade II listed, is located approximately 300m west of the site.	

SUSTAINABILITY APPRAISAL		
Site Ref: MFH Site Name: Back of Cemetery, Monk 1.56 ha site proposed for housing 005 Fryston.		
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>Due to the scale of the site, it is unlikely to stimulate the economy and employment opportunities in Monk Fryston. 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. Although Monk Fryston is identified as a Designated Service Village owing to the good local services available, there are likely to be minimal local employment opportunities in the village.</p> <p>Higher level services such as secondary schools, together with employment opportunities would be available in the Principal Settlement of Selby. Allocation of this site would have the potential to increase the need to travel and commute via car because of the rural setting of the site. Therefore allocation of the site could infringe on this objective, if it caters for commuters to an excessive extent. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>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>Monk Fryston CoE primary school is located approximately 400-500m south of the site. The primary school is deemed to have additional capacity. In addition, SDC has identified a potential new school/or an extension to an existing new school in the area, which is deemed to have an 'amber' suitability status. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Monk Fryston Surgery (according to NHS Choices), which is located approximately 200-300m north west of the site. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	✓	<p>The nearest CLR facilities to the site include the Community Centre and adjoined equipped play area (approximately 500-600m to the west) and the playing fields adjoined to the Monk Fryston CoE primary school (approximately 400-500m to the west). Additional CLR facilities in Selby are accessible via public transport. Therefore allocation of this site could increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district. There is a Public Rights of Way (PRoW) that runs through the site, along the northern boundary. Any site could contribute to improve the PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Monk Fryston. Therefore the site has the potential to support the vibrancy of Monk Fryston, and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 	-	<p>There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Cemetery, which is approximately within 100m to the north of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north-west of the site.</p> <p>Although there is likely to be minimal employment opportunities within Monk Fryston, there is access to employment opportunities and facilities in Selby. As a result, the need for commuting to neighbouring settlements or out commuting to services and employment is considered to be moderate and would be partially facilitated by existing public transport facilities. Due to the small scale of the site, it is unlikely to stimulate the provision of new 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, there are a number of key local services in Monk Fryston, although higher level services and employment opportunities in Selby are accessible via public transport. SDC classifies the land, which is currently arable agricultural land, as Greenfield. Allocation of this site would not encourage the use of Brownfield land. However, given Monk Fryston's status as a Designated Service Village, it is identified as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<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? 		
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 	-	<p>Monk Fryston Conversation Area exists immediately to the north east of the site. Wesley House (Methodist Church) a Grade II listed building is located approximately 300m west of the site.</p> <p>Any development at the site should take into consideration these sites to minimise any adverse impacts on these features and their setting.</p>

<i>townscapes, distinctive historic landscapes and the understanding of the historic environment?</i>		
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> <i>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?</i> <i>Will it protect and enhance the District's rivers?</i> 	-	<p>The site is not located within, or in close proximity to designated nature conservation areas. The site has minimal potential for wildlife with the exception of a hedgerow that partially defines the western boundary of the site. Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity, consideration should be given to minimising the removal and/or disruption to the habitats of ecological value within the site. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>There are no rivers within 400m of the site.</p> <p>The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in the Landscape Assessment as important to the setting of the village. Given the sites location within a rural setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p>
14. Minimal pollution levels		
<ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> <i>Will it reduce water pollution from current activities and the potential for such pollution?</i> <i>Will it reduce noise pollution from current activities and the potential for such pollution?</i> 	?/*	<p>SDC hold no records of potential or known contamination and/or pollution incidents at the site.</p> <p>The A63 is to the north of the site, which may provide a significant source of noise.</p> <p>As stated above, it is likely that any development on this site could create some traffic generation as a result of residents accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of developing the site.</p> <p>The 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 adverse air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
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</i> 	-	<p>Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>

<i>district?</i>		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✘	<p>The site is located within a Greenbelt and SDC classifies the land, which is Grade 2, arable agricultural land, as Greenfield. Therefore development of the site 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. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Old Quarry, Monk Fryston

NGR: 450226 429881

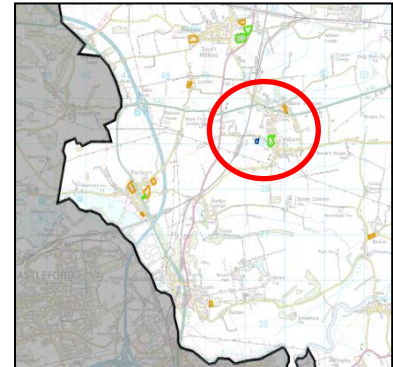
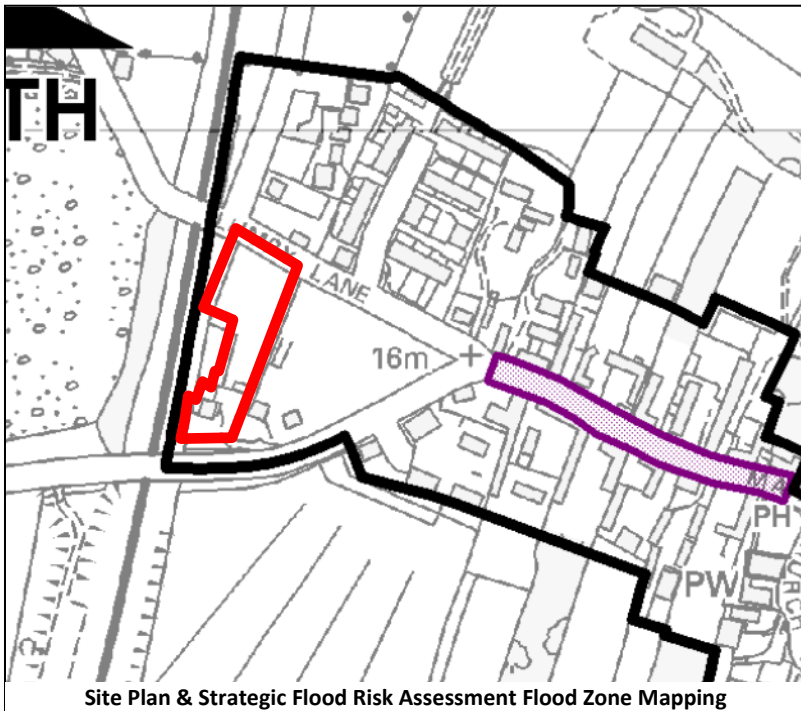
Site Area: 0.4 ha

Settlement Hierarchy: Designated Service Village

MFH 006

Developable Area: 0.4 ha

SDC Yield Estimate: 14



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is located in the Greenbelt. The site is currently a vacant field with some allotments and allotment buildings to the south of the site. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However, due to Monk Fryston's status as a Designated Service Village it is identified 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. However, there have been incidents of sewer flooding to buildings directly east of the site.	
Transport Access	There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Blue Bell, which is approximately 300-400m to the east of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north-west of the site. The site is connected to the highway via Abbeystone Way.	
Community Facilities	Monk Fryston has a number of key services, including a post office, a general store, a primary school and a surgery. In addition, the village supports a community centre, public house, restaurant and equipped play area. All these services are located within, or close to the village centre along Main Street so approximately 100-200m to the east. Higher levels of services are available in the neighbouring Principal Settlement of Selby, which is located approximately 10km north-east of the site and is accessible by public transport. Monk Fryston CoE primary school is located approximately 400-500m south east of the site. The primary school is deemed to have additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Monk Fryston Conversation Area exists immediately to the north west of the site.	

SUSTAINABILITY APPRAISAL		
Site Ref: MFH Site Name: Old Quarry, Monk 0.4 ha site proposed for housing 006 Fryston.		
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>Due to the scale of the site, it is unlikely to stimulate the economy and employment opportunities in Monk Fryston. The Selby District Consultation Draft Core Strategy (SDCDS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Although Monk Fryston is identified as a Designated Service Village owing to the good local services available, there are likely to be minimal local employment opportunities in the village.</p> <p>Higher level services such as secondary schools, together with employment opportunities would be available in the Principal Settlement of Selby. Allocation of this site would have the potential to increase the need to travel and commute via car because the rural setting of the site. Therefore allocation of this site could infringe on this objective, if it caters for commuters to an excessive extent. 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>Monk Fryston CoE primary school is located approximately 400-500m south east of the site. The primary school is deemed to have additional capacity. In addition, SDC has identified a potential new school/or an extension to an existing new school in the area, which is deemed to have an 'amber' suitability status. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Monk Fryston Surgery (according to NHS Choices), which is located approximately 200-300m north east of the site. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	✓	<p>The nearest CLR facilities to the site include the Community Centre and adjoined equipped play area (approximately 300-400m to the east) and the playing fields adjoined to the Monk Fryston CoE primary school (approximately 400-500m to the southeast). Additional CLR facilities in Selby are accessible via public transport. Therefore allocation of this site could increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district. 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, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Monk Fryston. Therefore the site has the potential to support the vibrancy of Monk Fryston, and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 	-	<p>There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Blue Bell, which is approximately 300-400m to the east of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north-west of the site.</p>
<ul style="list-style-type: none"> • Will it improve access to opportunities and facilities for all groups? 	-	<p>Although there is likely to be minimal employment opportunities within Monk Fryston, there is access to employment opportunities and facilities in Selby. As a result, the need for commuting to neighbouring settlements or out commuting to services and employment is considered moderate; however, this would be partially facilitated for by existing public transport facilities. However, the scale and location of the site is unlikely to stimulate additional public transport 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 make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	-	<p>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 	*	<p>Due to the small scale of the site it is unlikely to stimulate the provision of new services. As aforementioned, there are a number of key local services in Monk Fryston, and higher level services and employment opportunities in Selby are accessible via public transport.</p>
<ul style="list-style-type: none"> • Will it ensure new development is well designed and appropriate to its setting? 	*	<p>SDC classifies the land, which is currently a vacant field with some allotments and allotment buildings to the south of the site, as a mixture of Greenfield and PDL. Also the site is located within the Greenbelt. As such the development of the site would only partially encourage the use of Brownfield land. However, given Monk Fryston's status as a Designated Service Village, it is identified as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p>
<ul style="list-style-type: none"> • Will it encourage the development of Brownfield sites? 	*	<p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<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, 	-	<p>Monk Fryston Conversation Area exists immediately to the northwest of the site. Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.</p>

archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?		
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 located within, or in close proximity to designated nature conservation areas. The site has the potential for wildlife that include a copse of trees along the western boundary of the site that provide a barrier between the railway lines. Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity, consideration should be given to minimising the removal and/or disruption to the habitats of ecological value within the site. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>There are no rivers within 400m of the site.</p> <p>The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in the Landscape Assessment as important to the setting of the village.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?/*	<p>SDC hold no records of potential or known contamination and/or pollution incidents at the site. Since ground contamination is unknown, any development of the site may require remediation, which would involve additional costs. Contamination of the site is unknown, however, the 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 adverse air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p> <p>The railway line, to the west of the site may provide a significant source of noise.</p> <p>As stated above, it is likely that any development on this site could create some traffic generation as a result of residents accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of developing the site.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from transport? 	-	<p>Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> Will it increase the amount of energy 		

<i>from renewable sources that is generated and consumed in the district?</i>		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas. However, there have been incidents of sewer flooding to buildings directly east of the site.
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> 	✘	The site is located within a Greenbelt and SDC classifies the land, which is a vacant field with some allotments and allotment buildings to the south of the site, as a mixture of Greenfield and PDL. Therefore development of the site does not represent an efficient use of land, in terms of encouraging Brownfield development. No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Educational Foundation Land, Monk Fryston

MFH 007

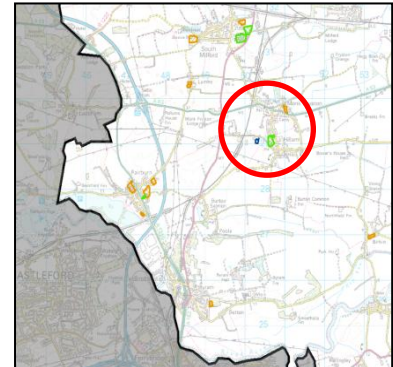
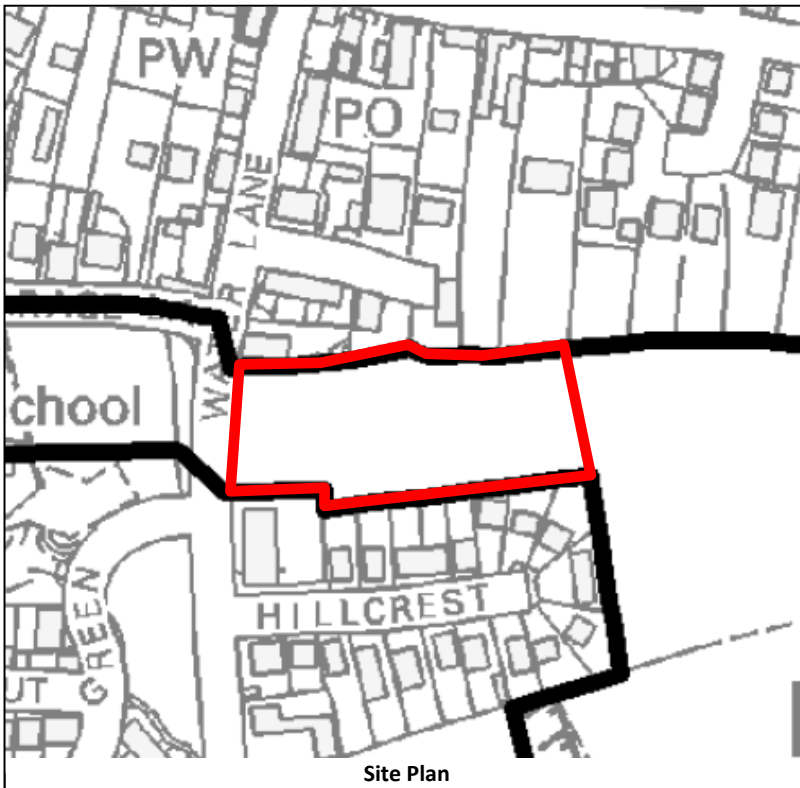
NGR: 450748 429537

Site Area: 0.6 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.6 ha

SDC Yield Estimate: 21



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is currently a vacant field. Selby District Council (SDC) classifies the land as Greenfield. The site is located in the Greenbelt. However, due to Monk Fryston's status as a Designated Service Village it is identified 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	There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Post Office, which is approximately 100-200m to the north of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km northwest of the site. The site is connected to the highway.	
Community Facilities	Monk Fryston has a number of key services, including a post office, a general store, a primary school and a surgery. In addition, the village supports a community centre, public house, restaurant and equipped play area. All these services are located within, or close to the village centre along Main Street so approximately 100-200m to the north. Higher levels of services are available in the neighbouring Principal Settlement of Selby, which is located approximately 10km north-east of the site and is accessible by public transport. Monk Fryston CoE primary school is located approximately 100-200m west of the site. The primary school is deemed to have additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Monk Fryston Conversation Area exists immediately to the north-east of the site. Wesley House (Methodist Church), a Grade II listed, is located approximately within 100m north of the site.	

SUSTAINABILITY APPRAISAL		
Site Ref: Site Name: Educational Foundation Land, Monk 0.6 ha site proposed for housing MFH 007 Fryston.		
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>Due to the scale of the site, it is unlikely to stimulate the economy and employment opportunities in Monk Fryston. 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. Although Monk Fryston is identified as a Designated Service Village owing to the good local services available, there are likely to be minimal local employment opportunities in the village.</p> <p>Higher level services such as secondary schools, together with employment opportunities would be available in the Principal Settlement of Selby. Allocation of this site would have the potential to increase the need to travel and commute via car principally because of the rural setting of the site. Therefore allocation of this site could infringe on this objective, if it caters for commuters to an excessive extent. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>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>Monk Fryston CoE primary school is located approximately 100-200m west of the site. The primary school is deemed to have additional capacity. In addition, SDC has identified a potential new school/or an extension to an existing new school in the area, which is deemed to have an 'amber' suitability status. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Monk Fryston Surgery (according to NHS Choices), which is located approximately 200-300m north of the site. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	✓	<p>The nearest CLR facilities to the site include the Community Centre and adjoined equipped play area (approximately 200-300m to the west) and the playing fields adjoined to the Monk Fryston CoE primary school (approximately 100-200m to the west). Additional CLR facilities in Selby are accessible via public transport. Therefore allocation of this site could increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district. There is a Public Rights of Way (PRoW) that runs along the northern boundary of the site. Any development at the site could contribute to improve the PRoW.</p> <p>The site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Monk Fryston. Therefore the site has the potential to support the vibrancy of Monk Fryston, and is unlikely to be isolated from the local community.</p> <p>The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 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>There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Post Office, which is approximately 100-200m to the north of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km northwest of the site.</p> <p>Although there is likely to be minimal employment opportunities within Monk Fryston, there is access to employment opportunities and facilities in Selby. As a result, the need for commuting to neighbouring settlements or out commuting to services and employment is considered moderate and would be partially facilitated for by existing public transport facilities. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Due to the small scale of the site it is unlikely to stimulate the provision of new 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, there are a number of key local services in Monk Fryston, and higher level services and employment opportunities in Selby are accessible via public transport. SDC classifies the land, which is a vacant field, as Greenfield. Also the site is located within the Greenbelt. Allocation of this site would not encourage the development on Brownfield land. However, given Monk Fryston's status as a Designated Service Village, it is identified as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields 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, 	-	<p>Monk Fryston Conversation Area exists immediately to the north east of the site. Wesley House (Methodist Church), a Grade II listed, is located approximately within 100m north of the site.</p> <p>Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.</p>

archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?		
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 located within, or in close proximity to designated nature conservation areas. The site has potential for wildlife due to the presence of trees and shrubs to the north of the site. Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity, consideration should be given to minimising the removal and/or disruption to the habitats of ecological value within the site. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>There are no rivers within 400m of the site.</p> <p>The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in the Landscape Assessment as important to the setting of the village. Given the sites location within a rural setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p>
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? Will it reduce air pollution from current activities and the potential for such pollution? Will it reduce water pollution from current activities and the potential for such pollution? Will it reduce noise pollution from current activities and the potential for such pollution? 	?	<p>SDC hold no records of potential or known contamination and/or pollution incidents at the site.</p> <p>As stated above, it is likely that any development on this site could create some traffic generation as a result of residents accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of developing the site. The 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 adverse air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
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 	-	<p>Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>

<i>from renewable sources that is generated and consumed in the district?</i>		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✘	The site is located within a Greenbelt and SDC classifies the land, which is a vacant field, as Greenfield, therefore development of the site does not represent an efficient use of land in terms of encouraging development on Brownfield land. No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Land off Ingthorpe Lane, Monk Fyston

NGR: 450324 430124

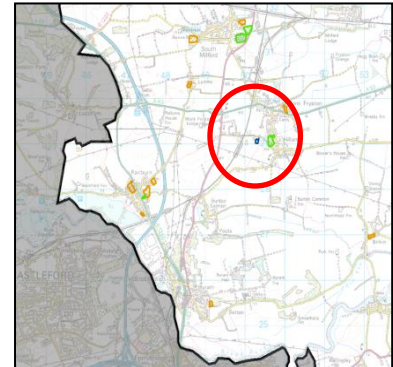
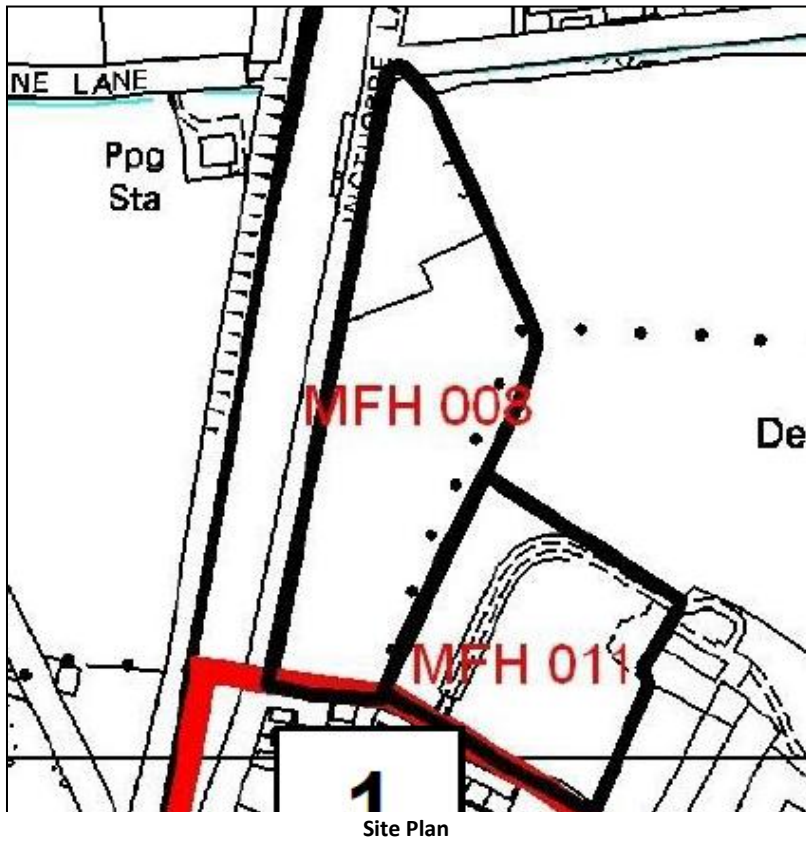
Site Area: 2.1 ha

Settlement Hierarchy: Designated Service Village

MFH 008

Developable Area: 2.1 ha

SDC Yield Estimate: 74



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is currently a vacant field. Selby District Council (SDC) classifies the land as Greenfield. The site is also located in the Greenbelt. However, due to Monk Fyston's status as a Designated Service Village it is identified 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	There are a number of bus stops located around Monk Fyston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fyston, Blue Bell, which is approximately 300-400m to the east of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north west of the site. The site is connected to the highway via Abbeystone Way.	
Community Facilities	Monk Fyston has a number of key services, including a post office, a general store, a primary school and a surgery. In addition, the village supports a community centre, public house, restaurant and equipped play area. All these services are located within, or close to the village centre along Main Street so approximately 100-200m to the east. Higher levels of services are available in the neighbouring Principal Settlement of Selby, which is located approximately 10km north-east of the site and is accessible by public transport. Monk Fyston CoE primary school is approximately 400-500m south east of the site. The primary school been identified as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Monk Fyston Conversation Area exists immediately to the north west of the site.	

SUSTAINABILITY APPRAISAL		
Site Ref: Site Name: Land off Ingthorpe Lane, Monk 2.1 ha site proposed for housing MFH 008 Fryston.		
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>Due to the scale of the site, it is unlikely to stimulate the economy and employment opportunities in Monk Fryston. The Selby District Consultation Draft Core Strategy (SDCDS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Although Monk Fryston is identified as a Designated Service Village owing to the good local services available, there are likely to be minimal local employment opportunities in the village. However, higher level services such as secondary schools, together with employment opportunities would be available in the Principal Settlement of Selby. Allocation of this site would have the potential to increase the need to travel and commute via car because the rural setting of the site. Therefore allocation of this site could infringe on this objective, if it caters for commuters to an excessive extent. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport, and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>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>Monk Fryston CoE primary school is located approximately 400-500m south east of the site. The primary school has been identified as having additional capacity. In addition, SDC has identified a potential new school/or an extension to an existing new school in the area, which is deemed to have an 'amber' suitability status. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Monk Fryston Surgery (according to NHS Choices), which is located approximately 200-300m north east of the site. Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	✓	<p>The nearest CLR facilities to the site include the Community Centre and adjoined equipped play area (approximately 300-400m to the east) and the playing fields adjoined to the Monk Fryston CoE primary school (approximately 400-500m to the south east). Additional CLR facilities in Selby are accessible via public transport. Therefore, could increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide some facilities on site 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 within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Monk Fryston. Therefore the site has the potential to support the vibrancy of Monk Fryston, and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 	-	<p>There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Blue Bell, which is approximately 300-400m to the east of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north-west of the site.</p> <p>Although there is likely to be minimal employment opportunities within Monk Fryston, there is access to employment opportunities and facilities in Selby. As a result, the need for commuting to neighbouring settlements or out commuting to services and employment is considered to be moderate and is partially facilitated for by existing public transport facilities. However, the scale and location of the site is unlikely to stimulate additional public transport 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, there are a number of key local services in Monk Fryston, and higher level services and employment opportunities in Selby are accessible via public transport. SDC classifies the land, which is currently a vacant field, as Greenfield. Also the site is located within the Greenbelt. Allocation of this site would only partially encourage the use of Brownfield land. However, given Monk Fryston's status as a Designated Service Village, it is identified as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<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? 		
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 	-	<p>Monk Fryston Conversation Area exists immediately to the north west of the site. Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.</p>

townscapes, distinctive historic landscapes and the understanding of the historic environment?		
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 located within, or in close proximity to designated nature conservation areas. The site has potential for wildlife due to the presence of a copse of trees along the western boundary of the site that provides a barrier between the railway lines. Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity, consideration should be given to minimising the removal and/or disruption to the habitats of ecological value within the site. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>There are no rivers within 400m of the site.</p> <p>The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in the Landscape Assessment as important to the setting of the village. Given the sites location within a rural setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?/*	<p>SDC hold no records of potential or known contamination and/or pollution incidents at the site.</p> <p>The railway line, to the west of the site may provide a significant source of noise.</p> <p>As stated above, it is likely that any development on this site could create some traffic generation as a result of residents accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of developing the site.</p> <p>The 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 adverse air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from transport? 	-	<p>Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed in the 		

<i>district?</i>		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✗	The site is located within a Greenbelt and SDC classifies the land, which is a vacant field, as Greenfield. Therefore development of the site does not represent an efficient use of land, in terms of encouraging development on Brownfield land. No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Adjacent to Old Vicarage, Monk Fryston

NGR: 450250 429293

Site Area: 2.4 ha

Settlement Hierarchy: Designated Service Village

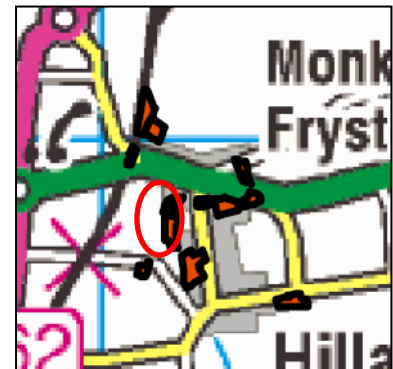
MFH 009

Developable Area: 2.4 ha

SDC Yield Estimate: 72



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is currently gardens and vacant fields. Selby District Council (SDC) classifies the land as Greenfield. The site is also located in the Greenbelt. However, due to Monk Fryston's status as a Designated Service Village it is identified 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	There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Mill Close, which is approximately 200-300m to the east of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north west of the site. The site is connected to the highway via Old Vicarage Lane.	
Community Facilities	Monk Fryston has a number of key services, including a post office, a general store, a primary school and a surgery. In addition, the village supports a community centre, public house, restaurant and equipped play area. All these services are located within, or close to the village centre along Main Street so approximately 400-500m to the north. Higher levels of services are available in the neighbouring Principal Settlement of Selby, which is located approximately 10km north east of the site and is accessible by public transport. Monk Fryston CoE primary school is located approximately 100-200m east of the site. The primary school has been identified as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Monk Fryston Conversation Area exists immediately to the north-east of the site.	

SUSTAINABILITY APPRAISAL		
Site Ref: Site Name: Adjacent to Old Vicarage, Monk Fryston. 2.4 ha site proposed for housing MFH 009		
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>Due to the scale of the site, allocation of this site is unlikely to stimulate the economy and employment opportunities in Monk Fryston.</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. Although Monk Fryston is identified as a Designated Service Village owing to the good local services available, there are likely to be minimal local employment opportunities in the village. However, higher level services such as secondary schools, together with employment opportunities would be available in the Principal Settlement of Selby. Although Allocation of this site would have the potential to increase the need to travel and commute via car because of the rural setting of the site. Therefore allocation of this site could infringe on this objective, if it caters for commuters to an excessive extent. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>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>Monk Fryston CoE primary school is located approximately 100-200m east of the site. The primary school has been identified as having additional capacity. In addition, SDC has identified a potential new school/or an extension to an existing new school in the area, which is deemed to have an 'amber' suitability status.</p> <p>Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Monk Fryston Surgery (according to NHS Choices), which is located approximately 500-600m north east of the site.</p> <p>Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, 	✓	<p>The nearest CLR facilities to the site include the Community Centre and adjoined equipped play area (approximately 300-400m to the north) and the playing fields adjoined to the Monk Fryston CoE primary school (approximately 100-200m to the east). Additional CLR facilities in Selby are accessible via public transport. Therefore allocation to this site could increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district. There is a Public Rights of Way (PRoW) that runs along the eastern boundary of the site. Any development at the site could contribute to improve the PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

<i>cyclists and riders?</i>		
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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Monk Fryston. Therefore the site has the potential to support the vibrancy of Monk Fryston, and is unlikely to be isolated from the local community.</p> <p>The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? • 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>There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Mill Close, which is approximately 200-300m to the east of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km northwest of the site.</p> <p>Although there is likely to be minimal employment opportunities within Monk Fryston, there is access to employment opportunities and facilities in Selby. As a result, the need for commuting to neighbouring settlements or out commuting to services and employment is considered to be moderate and is partially facilitated for by existing public transport facilities. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities • Will it ensure new development is well designed and appropriate to its setting? • Will it encourage the development of Brownfield sites? 	✘	<p>As aforementioned, there are a number of key local services in Monk Fryston and higher level services and employment opportunities in Selby are accessible via public transport. SDC classifies the land, which is a garden and vacant fields, as Greenfield. Also the site is located within the Greenbelt. As such allocation of this site would not encourage the use of Brownfield land. However, given Monk Fryston's status as a Designated Service Village, it is identified as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields 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, 	-	<p>Monk Fryston Conversation Area exists immediately to the north-east of the site. Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.</p>

<p>archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</p>		
<p>13. A bio-diverse and attractive natural environment</p>		
<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 located within, or in close proximity to designated nature conservation areas. The site has potential for wildlife due to the presence of trees, shrubs and hedgerows that define the boundaries of the site. Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity, consideration should be given to minimising the removal and/or disruption to the habitats of ecological value within the site. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>
<ul style="list-style-type: none"> • Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		<p>There are no rivers within 400m of the site.</p>
<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? 	-	<p>The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in the Landscape Assessment as important to the setting of the village. Given the sites location within a rural setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p>
<ul style="list-style-type: none"> • Will it protect and enhance the District's rivers? 		
<p>14. Minimal pollution levels</p>		
<ul style="list-style-type: none"> • Will it clean up contaminated land to the appropriate standard? 		<p>SDC hold no records of potential or known contamination and/or pollution incidents at the site. As stated above, it is likely that any development on this site could create some traffic generation as a result of residents accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of developing the site.</p>
<ul style="list-style-type: none"> • Will it reduce air pollution from current activities and the potential for such pollution? 		<p>The 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 adverse air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> • Will it reduce water pollution from current activities and the potential for such pollution? 	?	
<ul style="list-style-type: none"> • Will it reduce noise pollution from current activities and the potential for such pollution? 		
<p>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</p>		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 		<p>Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 	-	
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy 		

<i>from renewable sources that is generated and consumed in the district?</i>		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✘	The site is located within a Greenbelt. SDC classifies the land, which is gardens and a vacant field, as Greenfield; therefore development of the site does not represent an efficient use of land in terms of encouraging development on Brownfield land. No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Land off Old Vicarage Lane, Monk Fryston

MFH 010

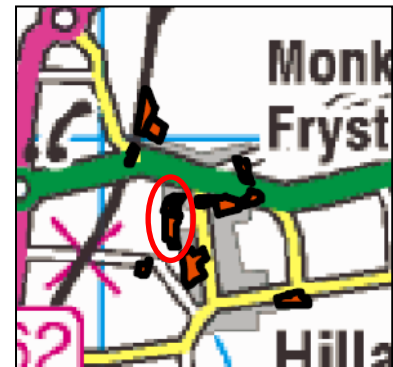
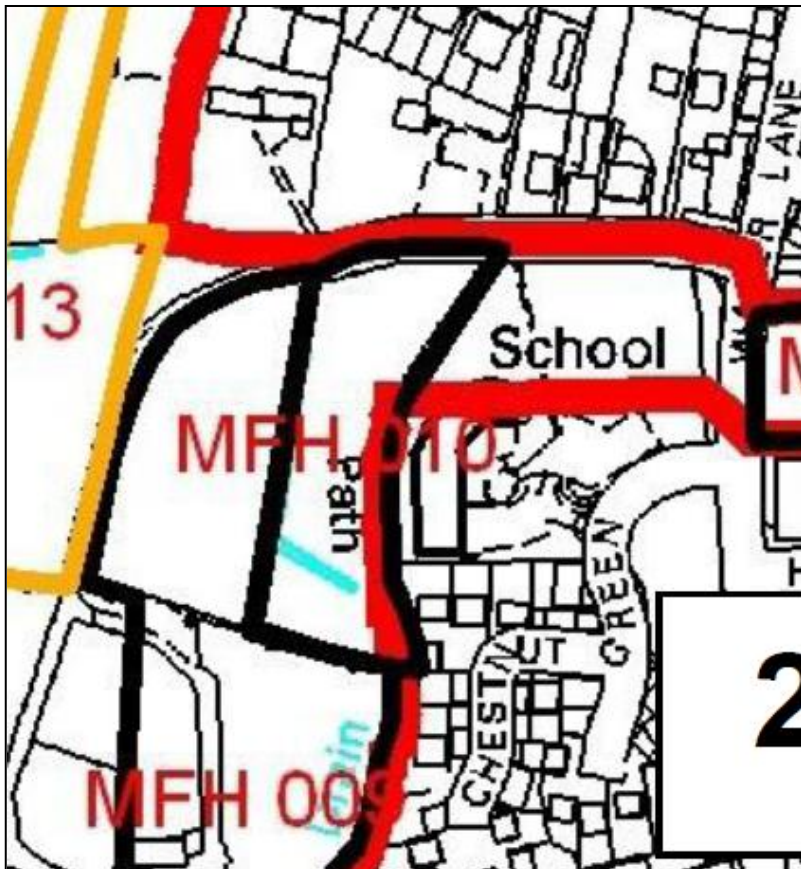
NGR: 450531 429533

Site Area: 0.7 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.7 ha

SDC Yield Estimate: 21



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has Grade3 Agricultural Land Classification (ALC). Selby District Council (SDC) classifies the land as a Greenfield and the site is also located in the Greenbelt. However, due to Monk Fryston's status as a Designated Service Village it is identified 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	There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Mill Close, which is approximately 200-300m to the east of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km northwest of the site. The site is connected to the highway via Old Vicarage Lane.	
Community Facilities	Monk Fryston has a number of key services, including a post office, a general store, a primary school and a surgery. In addition, the village supports a community centre, public house, restaurant and equipped play area. All these services are located within, or close to the village centre along Main Street so approximately 400-500m to the north. Higher levels of services are available in the neighbouring Principal Settlement of Selby, which is located approximately 10km north east of the site and is accessible by public transport. Monk Fryston CoE primary school is located approximately 100-200m south east of the site. The primary school has been identified as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Monk Fryston Conversation Area exists immediately to the north-east of the site.	

SUSTAINABILITY APPRAISAL		
Site Ref: Site Name: Land off Old Vicarage Lane, Monk 0.7 ha site proposed for housing MFH 010 Fryston.		
SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	*	<p>The site is located on Grade 3 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the site, it is unlikely to stimulate the economy and employment opportunities in Monk Fryston.</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. Although Monk Fryston is identified as a Designated Service Village owing to the good local services available, there are likely to be minimal local employment opportunities in the village. However, higher level services such as secondary schools, together with employment opportunities would be available in the Principal Settlement of Selby. Although Allocation of this site would have the potential to increase the need to travel and commute via car because of the rural setting of the site. Therefore allocation of this site could infringe on this objective, if it caters for commuters to an excessive extent. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>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>Monk Fryston CoE primary school is located approximately 100-200m south east of the site. The primary school has been identified as having additional capacity. In addition, SDC has identified a potential new school/or an extension to an existing new school in the area, which is deemed to have an 'amber' suitability status.</p> <p>Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Monk Fryston Surgery (according to NHS Choices), which is located approximately 500-600m north east of the site.</p> <p>Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing 	✓	<p>The nearest CLR facilities to the site include the Community Centre and adjoined equipped play area (approximately 300-400m to the north) and the playing fields adjoined to the Monk Fryston CoE primary school (approximately 100-200m to the east). Additional CLR facilities in Selby are accessible via public transport. Therefore allocation to this site could increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district. There is a Public Rights of Way (PRoW) that runs along the eastern boundary of the site. Any development on this site could contribute to improve the PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

recreation facilities for walkers, cyclists and riders?		
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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Monk Fryston. Therefore the site has the potential to support the vibrancy of Monk Fryston, and is unlikely to be isolated from the local community.</p> <p>The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 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>There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Mill Close, which is approximately 200-300m to the east of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km northwest of the site.</p> <p>Although there is likely to be minimal employment opportunities within Monk Fryston, there is access to employment opportunities and facilities in Selby. As a result, the need for commuting to neighbouring settlements or out commuting to services and employment is considered to be moderate and is partially facilitated for by existing public transport facilities. However, the scale and location of the site is unlikely to stimulate additional public transport 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>Due to the small scale of the site it is unlikely to stimulate the provision of new services.</p> <p>As aforementioned, there are a number of key local services in Monk Fryston and higher level services and employment opportunities in Selby are accessible via public transport. SDC classifies the land, which Grade 3 arable agricultural land, as Greenfield. Also the site is located within the Greenbelt. As such, allocation of this site would not encourage the use of Brownfield land. However, given Monk Fryston's status as a Designated Service Village, it is identified as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields 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, 	-	<p>Monk Fryston Conversation Area exists immediately to the north-east of the site. Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.</p>

<p>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>		
<p>13. A bio-diverse and attractive natural environment</p>		
<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>-</p>	<p>The site is not located within, or in close proximity to designated nature conservation areas. The site has minimal potential for wildlife due to the current land use as arable agricultural land. Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity, consideration should be given to minimising the removal and/or disruption to the habitats of ecological value within the site. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>There are no rivers within 400m of the site.</p> <p>The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in the Landscape Assessment as important to the setting of the village. Given the sites location within a rural setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p>
<ul style="list-style-type: none"> • 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? 		
<p>14. Minimal pollution levels</p>		
<ul style="list-style-type: none"> • Will it clean up contaminated land to the appropriate standard? 	<p>?</p>	<p>SDC hold no records of potential or known contamination and/or pollution incidents at the site. As stated above, it is likely that any development on this site could create some traffic generation as a result of residents accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of developing the site.</p> <p>The 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 adverse air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> • Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce noise pollution from current activities and the potential for such pollution? 		
<p>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</p>		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	<p>-</p>	<p>Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		

<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? • Will it direct development away from flood risk areas? • Will it prevent development in inappropriate development in Flood Zones? 	✓	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? • Will it ensure that new development exists within the constraints of the District's water resource? 	✘	The site is located within a Greenbelt and SDC classifies the land, which is Grade3 arable agricultural land, as Greenfield, therefore development of the site does not represent an efficient use of land in terms of encouraging development on Brownfield land. No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

North of Deer Park, Monk Fryston

NGR: 450382 430049

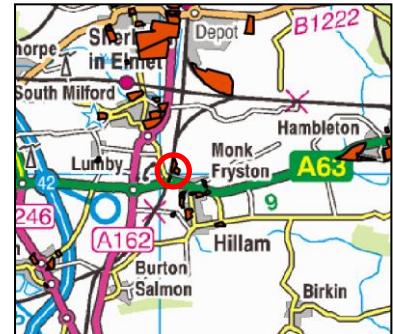
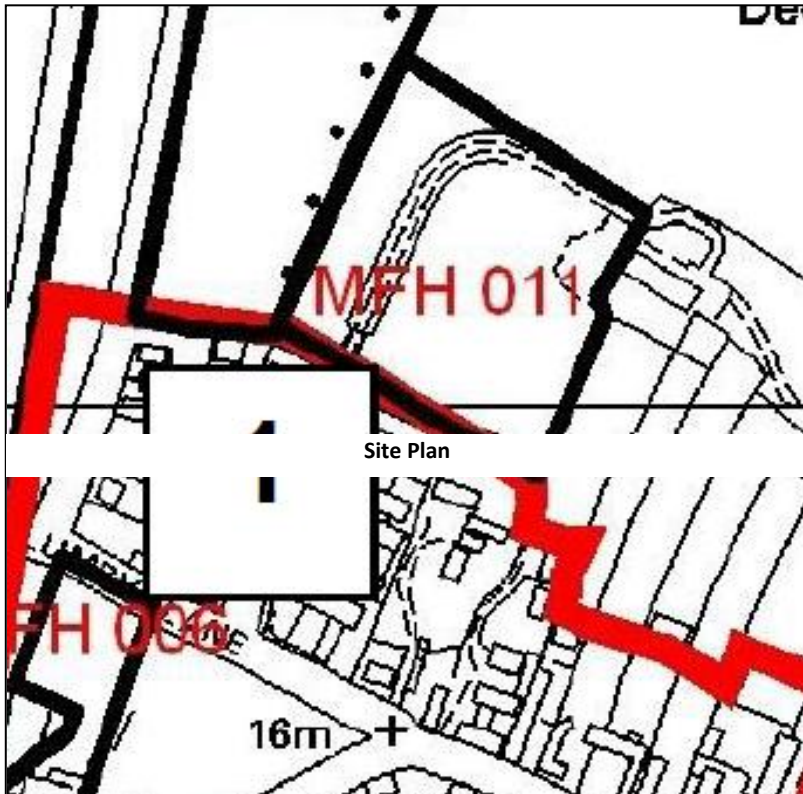
Site Area: 1.4 ha

Settlement Hierarchy: Designated Service Village

MFH 011

Developable Area: 1.4 ha

SDC Yield Estimate: 35



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is currently a driveway for buildings associated with the Monk Fryston Hall Hotel. Selby District Council (SDC) classifies the land as Greenfield and the site is also located in the Greenbelt. However, due to Monk Fryston's status as a Designated Service Village it is identified 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	There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Blue Bell, which is approximately 300-400m to the east of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north-west of the site. The site is connected to the highway via Abbeystone Way.	
Community Facilities	Monk Fryston has a number of key services, including a post office, a general store, a primary school and a surgery. In addition, the village supports a community centre, public house, restaurant and equipped play area. All these services are located within, or close to the village centre along Main Street so approximately 100-200m to the east. Higher levels of services are available in the neighbouring Principal Settlement of Selby, which is located approximately 10km north-east of the site and is accessible by public transport. Monk Fryston CoE primary school is 400-500m south east of the site and has been identified as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Monk Fryston Conversation Area exists immediately to the northwest of the site.	

SUSTAINABILITY APPRAISAL		
Site Ref: Site Name: North of Deer Park, Monk 1.4 ha site proposed for housing MFH 011 Fryston.		
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>Due to the scale of the site, allocation of this site is unlikely to stimulate the economy and employment opportunities in Monk Fryston.</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. Although Monk Fryston is identified as a Designated Service Village owing to the good local services available, there are likely to be minimal local employment opportunities in the village.</p> <p>However, higher level services such as secondary schools, together with employment opportunities would be available in the Principal Settlement of Selby. Allocation of this site would have the potential to increase the need to travel and commute via car because the rural setting of the site. Therefore allocation of this site could infringe on this objective, if it caters for commuters to an excessive extent. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport, and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>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>Monk Fryston CoE primary school is located approximately 400-500m south east of the site. The primary school has been identified as having additional capacity. In addition, SDC has identified a potential new school/or an extension to an existing new school in the area, which is deemed to have an 'amber' suitability status.</p> <p>Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Monk Fryston Surgery (according to NHS Choices), which is located approximately 200-300m north east of the site.</p> <p>Since the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing 	✓	<p>The nearest CLR facilities to the site include the Community Centre and adjoined equipped play area (approximately 300-400m to the east) and the playing fields adjoined to the Monk Fryston CoE primary school (approximately 400-500m to the south east). Additional CLR facilities in Selby are accessible via public transport. Therefore, could increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide some facilities on site 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 within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

recreation facilities for walkers, cyclists and riders?		
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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Monk Fryston. Therefore the site has the potential to support the vibrancy of Monk Fryston, and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 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>There are a number of bus stops located around Monk Fryston, particularly along the Main Street. The nearest bus stop to the site is the Monk Fryston, Blue Bell, which is approximately 300-400m to the east of the site. The public transport facilities provide services to the Principal Settlement of Selby and also to Sherburn-in-Elmet, a Local Service Centre. The nearest train station is to the north of South Milford, which is located approximately 2.6km north-west of the site.</p> <p>Although there is likely to be minimal employment opportunities within Monk Fryston, there is access to employment opportunities and facilities in Selby. As a result, the need for commuting to neighbouring settlements or out commuting to services and employment is considered to be moderate and is partially facilitated for by the existing public transport facilities. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 	✘	<p>As aforementioned, there are a number of key local services in Monk Fryston and higher level services and employment opportunities in Selby are accessible via public transport. SDC classifies the land, which is currently a driveway for buildings associated with the Monk Fryston Hall Hotel, as Greenfield. Also the site is located within the Greenbelt. Allocation of this site would only partially encourage the use of Brownfield land. However, given Monk Fryston's status as a Designated Service Village, it is identified as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields 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, 	-	<p>Monk Fryston Conversation Area exists immediately to the northwest of the site. Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.</p>

<p>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>		
<p>13. A bio-diverse and attractive natural environment</p>		
<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>-</p>	<p>The site is not located within, or in close proximity to designated nature conservation areas. The site has potential for wildlife due to the presence of a copse of trees along the western boundary of the site that provides a barrier between the railway line. Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity, consideration should be given to minimising the removal and/or disruption to the habitats of ecological value within the site. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>There are no rivers within 400m of the site.</p> <p>The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in the Landscape Assessment as important to the setting of the village. Given the sites location within a rural setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p>
<ul style="list-style-type: none"> • 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? 		
<p>14. Minimal pollution levels</p>		
<ul style="list-style-type: none"> • Will it clean up contaminated land to the appropriate standard? 	<p>?/*</p>	<p>SDC hold no records of potential or known contamination and/or pollution incidents at the site. The railway line, to the west of the site may provide a significant source of noise.</p> <p>As stated above, it is likely that any development on this site could create some traffic generation as a result of residents accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of developing the site.</p> <p>The 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 adverse air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> • Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce noise pollution from current activities and the potential for such pollution? 		
<p>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</p>		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	<p>-</p>	<p>Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		

<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? • Will it direct development away from flood risk areas? • Will it prevent development in inappropriate development in Flood Zones? 	✓	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? • Will it ensure that new development exists within the constraints of the District's water resource? 	✘	The site is located within a Greenbelt and SDC classifies the land, which is a driveway for buildings associated with the Monk Fryston Hall Hotel, as Greenfield. Therefore allocation of this site does not represent an efficient use of land, in terms of encouraging development on Brownfield land. No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Land at Common Lane, East of Hillam

NGR: 451569 428850

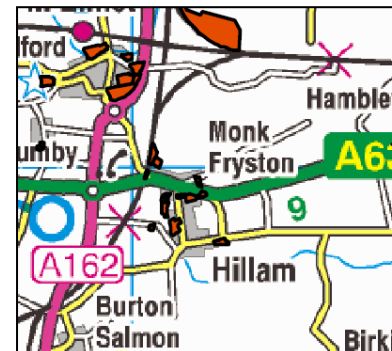
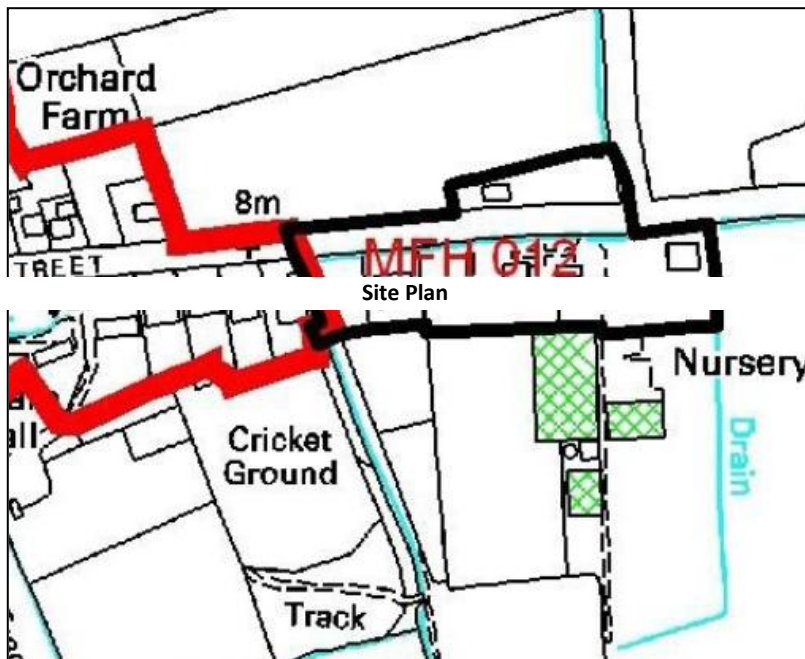
Site Area: 1.32 ha

Settlement Hierarchy: Designated Service Village

MFH 012

Developable Area: 1.32 ha

SDC Yield Estimate: 46



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 2 Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as mixture of Greenfield and Previously Developed Land (PDL), the current land uses are agricultural arable land and farm buildings. Due to Hillam and Monk Fryston's joint status as a Service Villages it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Green
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. However there is an International Drainage Basin Managed Water Course that runs south of Hillam Common Lane which runs through the site.	Green
Transport Access	The nearest public transport facilities are bus services between Tadcaster and Pontefract. The nearest bus stop is the Hillam Garden Centre approximately 200-300m to the west of the site.	Yellow
Community Facilities	Monk Fryston and Hillam are sufficiently close to each other to share services and facilities. As a result they have been considered jointly. Facilities include: <ul style="list-style-type: none"> Monk Fryston Post Office & General Store (approximately 1.1m to the northwest of the site); The Blue Bell Inn Public House (approximately 1.5km to the northwest of the site); The Crown Inn Public House (approximately 1.4km to the northwest of the site); Monk Fryston Hall, Hotel & Restaurant (approximately 1.3km to the northwest of the site); St Wilfred's Church (approximately 1.4km to the northwest of the site); The Cross Keys Public House (approximately 900m to the west of the site); and Monk Fryston Surgery (approximately 1.2km to the northwest of the site). Higher levels of services in the neighbouring principal settlement of Tadcaster or Pontefract are accessible via public transport. Monk Fryston CoE VC Primary School is located 1.2km to the north west of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	There are no sites designated for nature conservation within a 1km of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to the any designated heritage assets.	Yellow

SUSTAINABILITY APPRAISAL		
Site Ref: Site Name: Land at Common Lane, East 1.32 ha site proposed for housing MFH 012 Hillam.		
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 2 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Hillam and Monk Fryston. 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. Monk Fryston and Hillam have jointly been classified as a Designated Service Village, but only have some local employment opportunities and adequate access to higher level services and employment opportunities in Tadcaster and Pontefract. Therefore the allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon the SDCDCS objective to minimise damage to the environment due to car usage. 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>Monk Fryston CoE VC Primary School is located 1.2km to the north west of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Monk Fryston Surgery, approximately 1.1km to the northwest of the site (according to NHS Choices).</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	-	<p>CLR facilities in close proximity to the site include an equipped play area (approximately 1.3km to the north west of the site), playing field (approximately 1.2km to the north west of the site) and Cricket Club (approximately 300-400m to the west of the site). Residential development at the site is unlikely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site it is unlikely to help address the shortfall of recreational open space in the district through on site provision. There are no Public Rights of Way (PRoW) on the site. Any development at this site could contribute to improve PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✘	<p>The site is in on the outskirts of Hillam. Therefore the site is unlikely to support the vibrancy of Hillam, and is could potentially be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 	-	<p>The nearest public transport facilities are bus services between Tadcaster and Pontefract. The nearest bus stop is the Hillam Garden Centre approximately 200-300m to the west of the site.</p> <p>Monk Fryston and Hillam are jointly classified as a Designated Service Village and therefore have reasonable local employment opportunities and facilities. The need for commuting to neighbouring settlements or out commuting is considered to be moderate 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>
<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 access to higher level services in Tadcaster and Pontefract. 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 mixture of Greenfield and PDL, the current land uses are agricultural arable land and farm buildings, and therefore allocation of this 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.</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? 		
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 	-	<p>The site is/not in close proximity (within a 400m radius) to the following heritage assets, areas and their settings.</p>

<i>landscapes and the understanding of the historic environment?</i>		
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has minimal potential for wildlife due to its agricultural land use. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not located within or close to any landscape designations. As the site is located within a rural setting, consideration could be incorporated into the design to ensure there is no significant loss of landscape character and quality. Given the sites location within a rural setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The site is not close proximity (within 400m) to the District's rivers.</p>
<ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> 		
<ul style="list-style-type: none"> <i>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?</i> 		
<ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> 	?	<p>SDC hold no records of potential or known contamination/pollution on site. 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 air quality and noise effects could be associated with development at this site.</p> <p>The draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce water pollution from current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce noise pollution from current activities and the potential for 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> 	-	<p>Due to the sites size and location there is minimal potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> 		
<ul style="list-style-type: none"> <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 		

16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	The site is classified as being in Flood Zones 1 so is at low risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <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 mixture of Greenfield and PDL, the current land uses are agricultural arable land and farm buildings. Therefore does not represent an efficient use of land in terms of encouraging on Brownfield land.</p> <p>No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>