

Land at Greenacres, Fryston Common Lane, Monk Fryston

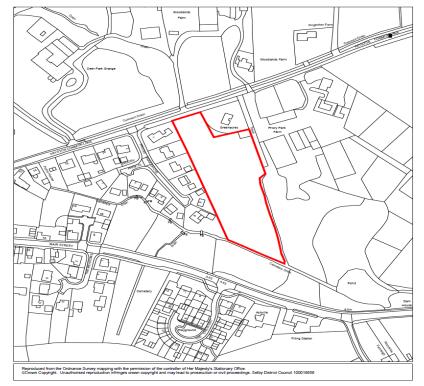
NGR: 451044, 429897

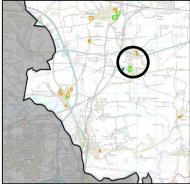
Site Area: 0.94 ha

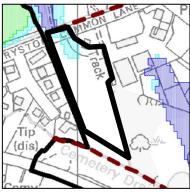
Settlement Hierarchy: Designated Service Village

Developable Area: 0.94 ha SDC Yield Estimate: 33

MFH 001







Strategic Flood Risk Assessment Flood Zone Mapping

KEY ENVIRO	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.						

	e Ref: MFH 001 Site Name: Land OBJECTIVE		cres, Fryston Common Lane, Monk Fryston 0.94 ha site proposed for housing COMMENTARY
			ECONOMIC
1.	Good quality employment opportuniti	es availab	le to all
•	Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?		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
•	Will it ensure employment opportunities are accessible by public transport?	-	opportunities would be available in the Principal Settlement of Selby. Although the development would be small and many the key services are located within Monk Fryston, the development would have the potential to increase the need to train and commute via car principally because the rural setting of the site and that the higher level services are located in Sel Therefore allocation of this site could infringe on this objective, if it caters for commuters to an excessive extent. A development at the site should encourage sustainable modes of transport such as car sharing and the use of the exist 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.
		1	SOCIAL
3.	Education and training opportunities	to build sk	ills and capacities
•	Will it ensure an adequate number of school places within the district?	,	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.
4.	Conditions and services to engender	good healt	
•	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?	?/-	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.
7.	Culture, leisure and recreation activit	es availab	le to all
•	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?		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
•	Will it increase non-car based access to CLR activities?		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).
•	Will it address the shortfall in recreational open space in the district?	-	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.
•	Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?		A Public Rights of Way (PRoW) extends to the north of the site, connecting the site to Lumby Common.

8.	Quality housing available to everyone	1	
•	Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction?	✓	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. 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.
9.	Local needs met locally		
•	Will it support the vibrancy of town and village centres?	-	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.
			ENVIRONMENTAL
10.	A transport network which maximises	access w	
•	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)?		The nearest public transport facilities are the Monk Fryston Square bus stop, which is located approximately 200-300m west of the site boundary. 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
•	Will it improve access to opportunities and facilities for all groups?	-	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
•	Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?		public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).
11.	A quality built environment and efficient	ent land us	se patterns that make good use of previously developed sites, minimise travel and promote balanced development
•	Will it promote the development of communities with accessible services, employment, shops and leisure facilities		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.
•	Will it ensure new development is well designed and appropriate to its setting?	?	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.
•	Will it encourage the development of Brownfield sites?		The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
12.			nd appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields
		y importai	nt features and areas and their settings
•	Will it preserve or enhance the character, appearance or setting of		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.
	Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings,	-	Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.

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	Registered Battlefields, buildings and		
	townscapes, distinctive historic		
	landscapes and the understanding of		
	the historic environment?		
13.	A bio-diverse and attractive natural er	nvironmen	
•	Will it protect and enhance existing		The site is not located within, or in close proximity to designated nature conservation areas. The site has potential for wildlife
	priority habitats and species and		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
	provide for appropriate long-term		
	management of wildlife habitats?		taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition,
•	Will it protect and enhance individual		opportunities for ecological enhancement should be considered in any development proposals.
	features such as hedgerows, dry		There are no rivers within 400m of the site.
	stone walls, ponds and trees?		The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in
•	Will it ensure urban fringe and rural	?	the Landscape Assessment as important to the setting of the village. Consideration should therefore be given to
	landscapes are protected and		incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.
	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?		
14.	Minimal pollution levels		
•	Will it clean up contaminated land to		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
	the appropriate standard?		
•	Will it reduce air pollution from current		
	activities and the potential for such		developing the site.
	pollution?		Draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at
	Will it reduce water pollution from	?	this site would need to demonstrate that any potential adverse air quality, water quality or noise impacts are suitably mitigated
•	current activities and the potential for	-	to minimise any effects.
	such pollution?		
—	Will it reduce noise pollution from		
	current activities and the potential for		
	such pollution?		
15		nd a manad	ged response to the effects of climate change
10.	Will it reduce greenhouse gas	ıa a manaţ	Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from
	emissions from transport?		transport. The development of the site would give rise to increase energy demands and associated greenhouse gas
<u> </u>	Will it reduce methane emissions from		emissions. The development of the site would give rise to increase energy demands and associated greenhouse gas
•			requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high
	agricultural, landfills and past and		standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas
	present mining activities?	-	emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon
•	Will it reduce greenhouse gas		and renewable technologies such as CHP.
	emissions from domestic, commercial		and renewable techniques such as Oril .
<u> </u>	and industrial sources?		
•	Will it increase the amount of energy		
	from renewable sources that is		

16	generated and consumed in the district? Reduce the risk of flooding to people	and prope	Net v
10.		and prope	
•	Will it reduce risk from flooding?		According to the Strategic Flood Risk Assessment, the site predominantly falls within Flood Zone 1, although a proportion of
•	Will it direct development away from flood risk areas?	*	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.
•	Will it prevent development in	••	
	inappropriate development in Flood		
	Zones?		
17.	Prudent and efficient use of resources	S	
•	Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?	×	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.
•	Will it ensure that new development exists within the constraints of the District's water resource?		Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

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(SL1) Land West of Main Street, Hillam

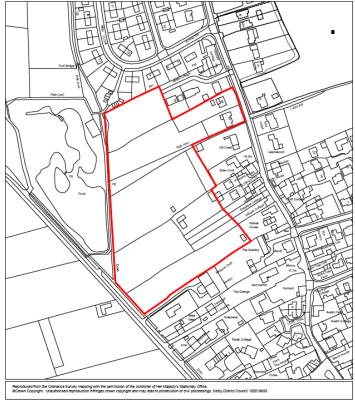
NGR: 450641 429074

Site Area: 2.8 ha

Settlement Hierarchy: Designated Service Village.



MFH 003





Site Plan

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 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.	
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	 Monk Fryston and Hillam are sufficiently close to each other to share services and facilities and therefore have been considered jointly. Facilities include: Monk Fryston 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 Fryston 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 Fryston Surgery (approximately 500-600m to the north 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 400-500m to the north of the site. SDC has identified the school as having additional capacity. 	
Nature Conservation	There are no sites designated for nature conservation within a 1km of the site.	

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		
OA OBJECTIVE	LITECT	ECONOMIC		
1. Good quality employment opportunities available to all				
Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?	es avallable	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. 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		
Will it ensure employment opportunities are accessible by public transport?	-	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.		
		SOCIAL		
3. Education and training opportunities	to build ski			
Will it ensure an adequate number of school places within the district?	-	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.		
4. Conditions and services to engender	good health			
Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?	?/-	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). 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.		
7. Culture, leisure and recreation activit	ies available	e to all		
Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to		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. Due to the scale of the development there is some potential to address the shortfall of recreational open space in the district,		
CLR activities?		through on site provision. There is a Public Rights of Way (PRoW) on the site		
Will it address the shortfall in 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.		
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	9			

SA OBJECTIVE	EFFECT	COMMENTARY
 Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	√	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. 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.
9. Local needs met locally		
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	s access wh	
 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)? 	-	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. 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).
	ent land use	patterns that make good use of previously developed sites, minimise travel and promote balanced development
 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? 	.	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. 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. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
		d appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields t features and areas and their settings
Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?	-	The 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

SA OBJECTIVE	EFFECT	COMMENTARY			
	13. A bio-diverse and attractive natural environment				
 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? 		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. 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			
 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 	•	landscape character and quality. The development is not close proximity (within 400m) to the District's.			
rivers?					
14. Minimal pollution levels					
 Will it clean up contaminated land to the appropriate standard? Will it reduce air pollution from current activities and the potential for such 	?/-	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			
 pollution? Will it reduce water pollution from current activities and the potential for such pollution? 		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.			
Will it reduce noise pollution from current activities and the potential for such pollution?					
15. Reduce greenhouse gas emissions a	nd a manag	ed response to the effects of climate change			
Will it reduce greenhouse gas emissions from transport?		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			
Will it reduce methane emissions from agricultural, landfills and past and present mining activities?		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			
Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?	?	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.			
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	16. Reduce the risk of flooding to people and property				
Will it reduce risk from flooding?	✓	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			

SA OBJECTIVE	EFFECT	COMMENTARY		
 Will it direct development away from flood risk areas? 		therefore direct development away from flood risk areas.		
 Will it prevent development in inappropriate development in Flood Zones? 				
17. Prudent and efficient use of resource	17. Prudent and efficient use of resources			
Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?	-	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. According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No additional information has		
Will it ensure that new development exists within the constraints of the District's water resource?		been provided regarding the Water Distribution Network (WDN) of the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.		

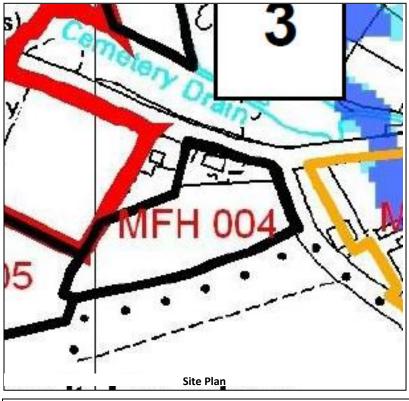
Fryston Service Station & Land To South

MFH 004

NGR: 451072 429558 Site Area: 0.99 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.99 ha SDC Yield Estimate: 32





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	
Flood Risk	the draft Core Strategy as a suitable settlement type for limited Greenfield development. 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			
C 4	MFH 004 South.	FFFCT	COMMENTADY	
SA	OBJECTIVE E	EFFECT	COMMENTARY ECONOMIC	
4	Cood availty ample mant annoutrue!ti	laa ayallab		
١.	Good quality employment opportuniti	es avallab		
•	Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?		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 accessed.	
•	Will it ensure employment opportunities are accessible by public transport?	×	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). Due to the scale and location of the site it is unlikely to stimulate additional public transport facilities.	
			SOCIAL	
3.	Education and training opportunities	to build sk		
•	Will it ensure an adequate number of school places within the district?	,	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.	
4.	Conditions and services to engender	good heal		
•	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?	?/-	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.	
7.	Culture, leisure and recreation activiti	ies availab		
•	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?		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	
•	Will it increase non-car based access to CLR activities?		non-car based access to CLR activities. Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational	
•	Will it address the shortfall in recreational open space in the district?	✓	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.	
•	Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?		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.	
8.	Quality housing available to everyone	;		

•	Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction?	✓	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. 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.
9.	Local needs met locally		
•	Will it support the vibrancy of town and village centres?	✓	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.
			ENVIRONMENTAL
10.	A transport network which maximises	access w	
•	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)?	-	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. 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. 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).
11.	A quality built environment and efficient Will it promote the development of communities with accessible services, employment, shops and leisure facilities	ent land us	e patterns that make good use of previously developed sites, minimise travel and promote balanced 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. 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
•	Will it ensure new development is well designed and appropriate to its setting?	-	settlement in the draft Core Strategy for limited Greenfield development. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
•	Will it encourage the development of Brownfield sites?		
12.			nd appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields at features and areas and their settings
•	Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens,	1	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. Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.

	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 en	nvironmen	
•	Will it protect and enhance existing		The site is not located within, or in close proximity to designated nature conservation areas. The site has minimal potential for
	priority habitats and species and		wildlife due to its current land use as a disused petrol filling station (PDL) and agricultural land, with the exception of some
	provide for appropriate long-term		trees to the south of the site. Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity,
	management of wildlife habitats?		consideration should be given to minimising the removal and/or disruption to the habitats of ecological value within the site. In
•	Will it protect and enhance individual		addition, opportunities for ecological enhancement should be considered in any development proposals.
	features such as hedgerows, dry		There are no rivers within 400m of the site.
	stone walls, ponds and trees?		The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in
•	Will it ensure urban fringe and rural	-	the Landscape Assessment as important to the setting of the village.
	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?		
14.	Minimal pollution levels		
•	Will it clean up contaminated land to		SDC hold no records of potential or known contamination and/or pollution incidents at the site. The historic uses include
	the appropriate standard?		potentially contaminative uses (petrol station) and therefore any development of the site may require remediation, which
•	Will it reduce air pollution from current		would involve additional costs.
	activities and the potential for such		The A63 is to the north of the site, and may potentially be a source of noise pollution.
	pollution?		As stated above, it is likely that any development on this site could create some traffic generation as a result of residents
•	Will it reduce water pollution from	?/ ×	accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and
	current activities and the potential for	:/~	noise effects as a result of developing the site.
	such pollution?		The draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed
•	Will it reduce noise pollution from		development at this site would need to demonstrate that any potential adverse air quality, water quality or noise impacts are
1	current activities and the potential for		suitably mitigated to minimise any effects.
	such pollution?		
	•		
		nd a mana	ged response to the effects of climate change
•	Will it reduce greenhouse gas		Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from
	emissions from transport?		transport. The development of the site would give rise to increase energy demands and associated greenhouse gas
•	Will it reduce methane emissions from		emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy
1			L requirements from decentralised law and zero earbon technologics. Other Care Strategy policies, including CD12 require high
	agricultural, landfills and past and	_	requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high
	agricultural, landfills and past and present mining activities?	-	standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas
•		-	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
•	present mining activities?	-	standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas

MOUNT TO be a second of a second		
•		
from renewable sources that is		
generated and consumed in the		
district?		
Reduce the risk of flooding to people	and prope	erty
Will it reduce risk from flooding?		The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore
Will it direct development away from		direct development away from flood risk areas.
flood risk areas?	1	
Will it prevent development in	•	
Zones?		
Prudent and efficient use of resources	3	
Will it make efficient use of land		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.
in preference to Greenfield?	×	No information is currently available regarding the Water Distribution Network (WDN) for the site.
Will it ensure that new development		Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.
exists within the constraints of the		
District's water resource?		
	Reduce the risk of flooding to people 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? Prudent and efficient use of resources 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	from renewable sources that is generated and consumed in the district? Reduce the risk of flooding to people and prope 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? Prudent and efficient use of resources 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

Back of Cemetery, Monk Fryston

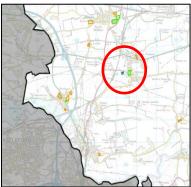
NGR: 451180 429404 Site Area: 1.56 ha

Settlement Hierarchy: Designated Service Village



MFH 005

Developable Area: 1.56 ha SDC Yield Estimate: 55



KEY ENVIRON	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.						

SU	STAINABILITY APPRAISAL		
Sit	e Ref: MFH Site Name: Back	of Cemeter	ry, Monk 1.56 ha site proposed for housing
005 SA	5 Fryston. OBJECTIVE	EFFECT	COMMENTARY
	0_0_0_		ECONOMIC
1.	Good quality employment opportuni	ties availab	
•	Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?		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.
•	Will it ensure employment opportunities are accessible by public transport?		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). However, the scale and location of the site is unlikely to stimulate additional public transport facilities.
		1	SOCIAL
3.	Education and training opportunities	s to build sk	
•	Will it ensure an adequate number of school places within the district?	-	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.
4	Conditions and services to engende	r good heal	
•	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?		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.
7.	Culture, leisure and recreation activi	ties availab	le to all
•	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?		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
•	Will it increase non-car based access to CLR activities?		non-car based access to CLR activities. Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational
•	Will it address the shortfall in recreational open space in the district?		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.
•	Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?		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.

8.	Quality housing available to everyone	<u> </u>	
•	Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction?	~	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. 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.
9.	Local needs met locally		
•	Will it support the vibrancy of town and village centres?	✓	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.
			ENVIRONMENTAL
10.	A transport network which maximises	access w	
•	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	-	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. Although there is likely to be minimal employment opportunities within Monk Fryston, there is access to employment
•	and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?		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).
11.	A quality built environment and efficient	ent land us	se patterns that make good use of previously developed sites, minimise travel and promote balanced development
•	Will it promote the development of communities with accessible services, employment, shops and leisure facilities		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
•	Will it ensure new development is well designed and appropriate to its setting?	*	development. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
•	Will it encourage the development of Brownfield sites?		
12.			nd appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields
		y importai	nt features and areas and their settings
•	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	-	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. Any development at the site should take into consideration these sites to minimise any adverse impacts on these features and their setting.

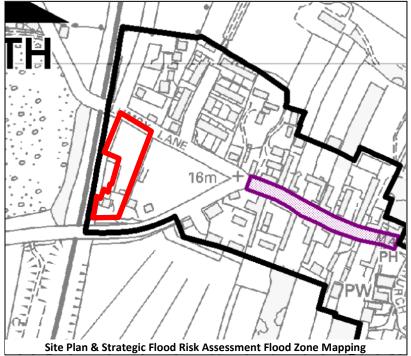
	nvironmen	
		The site is not located within, or in close proximity to designated nature conservation areas. The site has minimal potential for
		wildlife with the exception of a hedgerow that partially defines the western boundary of the site. Since the draft Core Strategy
		(Policy CP15) seeks to protect 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.
		There are no rivers within 400m of the site.
		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.
residents and visitors and that		
Minimal pollution levels		
Will it clean up contaminated land to		SDC hold no records of potential or known contamination and/or pollution incidents at the site.
the appropriate standard?		The A63 is to the north of the site, which may provide a significant source of noise.
Will it reduce air pollution from current		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
pollution?		noise effects as a result of developing the site.
Will it reduce water pollution from	?/*	The draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed
current activities and the potential for		development at this site would need to demonstrate that any potential adverse air quality, water quality or noise impacts are
such pollution?		suitably mitigated to minimise any effects.
Will it reduce noise pollution from		
current activities and the potential for		
such pollution?		
	nd a mana	
Will it reduce greenhouse gas		Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from
emissions from transport?		transport. The development of the site would give rise to increase energy demands and associated greenhouse gas
Will it reduce methane emissions from		emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy
agricultural, landfills and past and		requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high
present mining activities?		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
emissions from domestic, commercial		and renewable technologies such as CHP.
and industrial sources?		
Will it increase the amount of energy		
from renewable sources that is		
	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? Minimal pollution levels 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? Will it reduce noise pollution from current activities and the potential for such pollution? Will it reduce moise pollution from current activities and the potential for such pollution? Will it reduce methane emissions are 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	landscapes and the understanding of the historic environment? A bio-diverse and attractive natural environment 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? Minimal pollution levels 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 moise pollution from current activities and the potential for such pollution? Reduce greenhouse gas emissions and a management in treduce 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

	district?		
16.	Reduce the risk of flooding to people	and prope	rty
•	Will it reduce risk from flooding?		The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore
•	Will it direct development away from flood risk areas?	√	direct development away from flood risk areas.
•	Will it prevent development in inappropriate development in Flood Zones?	•	
17.	Prudent and efficient use of resource	S	
•	Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?	×	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. No information is currently available regarding the Water Distribution Network (WDN) for the site.
•	Will it ensure that new development exists within the constraints of the District's water resource?		Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Old Quarry, Monk Fryston

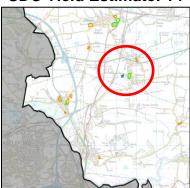
NGR: 450226 429881 Site Area: 0.4 ha

Settlement Hierarchy: Designated Service Village



MFH 006

Developable Area: 0.4 ha SDC Yield Estimate: 14



KEY ENVIR	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 Conservati on	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.							

SH	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 opportuni	_				
•	Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?		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.			
•	Will it ensure employment opportunities are accessible by public transport?		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.			
			SOCIAL			
3.	Education and training opportunities	to build sk				
•	Will it ensure an adequate number of school places within the district?	-	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.			
4.	Conditions and services to engende	r good heal	th			
•	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?		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.			
7.	Culture, leisure and recreation activi	ties availab	le to all			
•	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?		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			
•	Will it increase non-car based access to CLR activities?		increase non-car based access to CLR activities. Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational			
•	Will it address the shortfall in recreational open space in the district?		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.			
8.	Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? Quality housing available to everyone					

•	Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction?	*	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. 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.
9.	Local needs met locally	I.	
•	Will it support the vibrancy of town and village centres?	✓	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.
			ENVIRONMENTAL
10.	A transport network which maximises	s access w	
•	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)?		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.
•	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)?	-	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).
		ent land us	se patterns that make good use of previously developed sites, minimise travel and promote balanced development
•	Will it promote the development of communities with accessible services, employment, shops and leisure facilities		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. SDC classifies the land, which is currently a vacant field with some allotments and allotment buildings to the south of the site,
•	Will it ensure new development is well designed and appropriate to its setting?	×	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. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the
•	Will it encourage the development of Brownfield sites?		locality.
12.	and other architectural and historical		nd appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields at features and areas and their settings
•	Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens,	-	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.

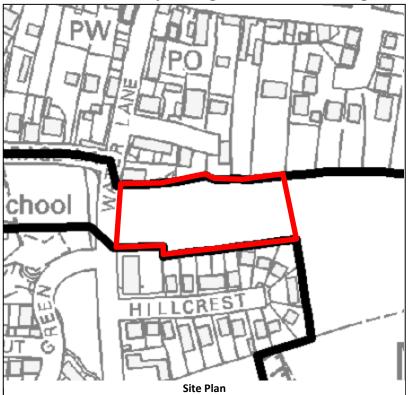
	archaeological sites and their settings,		
	Registered Battlefields, buildings and		
	townscapes, distinctive historic		
	landscapes and the understanding of		
	the historic environment?		
13.	A bio-diverse and attractive natural er	nvironmen	t
•	Will it protect and enhance existing		The site is not located within, or in close proximity to designated nature conservation areas. The site has the potential for
	priority habitats and species and		wildlife that include a copse of trees along the western boundary of the site that provide a barrier between the railway lines.
	provide for appropriate long-term		Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity, consideration should be given to
	management of wildlife habitats?		minimising the removal and/or disruption to the habitats of ecological value within the site. In addition, opportunities for
•	Will it protect and enhance individual		ecological enhancement should be considered in any development proposals.
	features such as hedgerows, dry		There are no rivers within 400m of the site.
	stone walls, ponds and trees?		The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in
•	Will it ensure urban fringe and rural	-	the Landscape Assessment as important to the setting of the village.
	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?		
14.	Minimal pollution levels		
•	Will it clean up contaminated land to		SDC hold no records of potential or known contamination and/or pollution incidents at the site. Since ground contamination is
	the appropriate standard?		unknown, any development of the site may require remediation, which would involve additional costs. Contamination of the
•	Will it reduce air pollution from current		site is unknown, however, the draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore
	activities and the potential for such		any proposed development at this site would need to demonstrate that any potential adverse air quality, water quality or noise
	pollution?		impacts are suitably mitigated to minimise any effects.
•	Will it reduce water pollution from	?/*	The railway line, to the west of the site may provide a significant source of noise.
	current activities and the potential for		As stated above, it is likely that any development on this site could create some traffic generation as a result of residents
	such pollution?		accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and
•	Will it reduce noise pollution from		noise effects as a result of developing the site.
	current activities and the potential for		
	such pollution?		
15.		nd a mana	ged response to the effects of climate change
•			
	emissions from transport?		
•	,		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.
1	,		
1			
15.	Reduce greenhouse gas emissions ar Will it reduce greenhouse gas		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

16.	from renewable sources that is generated and consumed in the district? Reduce the risk of flooding to people	and prope	rty
•	Will it reduce risk from flooding? Will it direct development away from flood risk areas?		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.
•	Will it prevent development in inappropriate development in Flood Zones?		
17.	Prudent and efficient use of resources	S	
•	Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?	æ	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.
•	Will it ensure that new development exists within the constraints of the District's water resource?		Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Educational Foundation Land, Monk Fryston

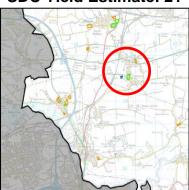
NGR: 450748 429537 Site Area: 0.6 ha

Settlement Hierarchy: Designated Service Village



MFH 007

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.					

SU	STAINABILITY APPRAISAL e Ref: Site Name: Educat MFH 007 Fryston.	ional Four	ndation Land, Monk 0.6 ha site proposed for housing
SA		EFFECT	COMMENTARY
			ECONOMIC
1.	Good quality employment opportunit	ies availab	le to all
•	Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?		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.
•	Will it ensure employment opportunities are accessible by public transport?		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). However, the scale and location of the site is unlikely to stimulate additional public transport facilities.
			SOCIAL
3.	Education and training opportunities	to build sk	tills and capacities
•	Will it ensure an adequate number of school places within the district?	✓	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.
4	Conditions and services to engender	good heal	
•	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?		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.
7.	Culture, leisure and recreation activi-	ies availab	
•	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?		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
•	Will it increase non-car based access to CLR activities?		non-car based access to CLR activities. Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational
•	Will it address the shortfall in recreational open space in the district?		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.
•	Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?		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.

8.	Quality housing available to everyone	<u> </u>	
•	Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction?	√	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. 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.
9.	Local needs met locally		
•	Will it support the vibrancy of town and village centres?	✓	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.
			ENVIRONMENTAL
10.	A transport network which maximises	access w	
•	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)?	-	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. 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).
11.	A quality built environment and efficie	ent land us	se patterns that make good use of previously developed sites, minimise travel and promote balanced development
•	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?	×	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. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the
•	Will it encourage the development of Brownfield sites?		locality.
12.			nd appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields
		y importai	nt features and areas and their settings
•	Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens,	-	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. Any development at the site should take into consideration these sites to minimise any adverse impacts on these features, and their setting.

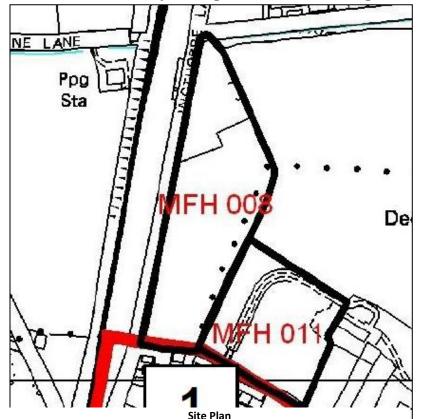
	archaeological sites and their settings,		
	Registered Battlefields, buildings and		
	townscapes, distinctive historic		
	landscapes and the understanding of		
	the historic environment?		
13.	A bio-diverse and attractive natural er	nvironmen	
•	Will it protect and enhance existing		The site is not located within, or in close proximity to designated nature conservation areas. The site has potential for wildlife
	priority habitats and species and		due to the presence of trees and shrubs to the north of the site. Since the draft Core Strategy (Policy CP15) seeks to protect
	provide for appropriate long-term		and enhance biodiversity, consideration should be given to minimising the removal and/or disruption to the habitats of
	management of wildlife habitats?		ecological value within the site. In addition, opportunities for ecological enhancement should be considered in any
•	Will it protect and enhance individual		development proposals.
	features such as hedgerows, dry		There are no rivers within 400m of the site.
	stone walls, ponds and trees?		The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in
•	Will it ensure urban fringe and rural	-	the Landscape Assessment as important to the setting of the village. Given the sites location within a rural setting,
	landscapes are protected and		consideration should be given to incorporating natural features into the design to ensure there is no significant loss of
	enhanced for the benefits of all		landscape character and quality.
	residents and visitors and that		
	significant loss of landscape character		
	and quality is minimised?		
•	Will it protect and enhance the		
	District's rivers?		
14.	Minimal pollution levels		
•	Will it clean up contaminated land to		SDC hold no records of potential or known contamination and/or pollution incidents at the site.
	the appropriate standard?		·
•	Will it reduce air pollution from current		As stated above, it is likely that any development on this site could create some traffic generation as a result of residents
	activities and the potential for such		accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and
	pollution?		noise effects as a result of developing the site. The draft Core Strategy Policy CP16 requires new development to minimise
•	Will it reduce water pollution from	?	pollution and therefore any proposed development at this site would need to demonstrate that any potential adverse air
	current activities and the potential for		quality, water quality or noise impacts are suitably mitigated to minimise any effects.
	such pollution?		
•	Will it reduce noise pollution from		
	current activities and the potential for		
	such pollution?		
15.		nd a mana	ged response to the effects of climate change
•	Will it reduce greenhouse gas	 	Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from
	emissions from transport?		transport. The development of the site would give rise to increase energy demands and associated greenhouse gas
•	Will it reduce methane emissions from		emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy
	agricultural, landfills and past and		requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high
	present mining activities?	-	standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas
•	Will it reduce greenhouse gas		emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon
	emissions from domestic, commercial		and renewable technologies such as CHP.
	and industrial sources?		
•	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 prope	rty
•	Will it reduce risk from flooding?		The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore
•	Will it direct development away from flood risk areas?	✓	direct development away from flood risk areas.
•	Will it prevent development in inappropriate development in Flood Zones?	•	
17	Prudent and efficient use of resources	S	
•	Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?	×	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.
•	Will it ensure that new development exists within the constraints of the District's water resource?		

Land off Ingthorpe Lane, Monk Fryston

NGR: 450324 430124 Site Area: 2.1 ha

Settlement Hierarchy: Designated Service Village



MFH 008

Developable Area: 2.1 ha SDC Yield Estimate: 74



VEV ENVIDOR	IMENTAL CONCTRAINTS						
	KEY ENVIRONMENTAL CONSTRAINTS						
Issue	Comments	Flag					
ALC/PDL/	The site is currently a vacant field. Selby District Council (SDC) classifies the land as						
Green Belt	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	There are a number of bus stops located around Monk Fryston, particularly along the						
Access	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	Monk Fryston has a number of key services, including a post office, a general store, a						
Facilities	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 approximately 400-500m south east of						
	the site. The primary school been identified as having additional capacity.						
Nature	There are no designated nature conservation sites within 400m of the site.						
Conservation							
Heritage	Monk Fryston Conversation Area exists immediately to the north west of the site.						

SU	STAINABILITY APPRAISAL		
Site		ff Ingthorp	pe Lane, Monk 2.1 ha site proposed for housing
	MFH 008 Fryston.		
SA	OBJECTIVE	EFFECT	COMMENTARY
			ECONOMIC
1.	Good quality employment opportunit	ies availabl	
•	Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?		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
•	Will it ensure employment opportunities are accessible by public transport?	×	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.
			SOCIAL
3.	Education and training opportunities	to build sk	ills and capacities
•	Will it ensure an adequate number of school places within the district?	-	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.
4.	Conditions and services to engender	good healt	th
•	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?	?/-	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.
7.	Culture, leisure and recreation activit	ies availab	
•	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?		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
•	Will it increase non-car based access to CLR activities?		access to CLR activities. Due to the scale of the site there is limited potential to provide some facilities on site to address the shortfall of recreational
•	Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public	✓	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.
	Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?		
8.	Quality housing available to everyone	9	

•	Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction?	√	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. 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.
9.	Local needs met locally		
•	Will it support the vibrancy of town and village centres?	✓	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.
			ENVIRONMENTAL
10.	A transport network which maximises	access w	
•	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)?		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.
•	Will it improve access to opportunities and facilities for all groups?	-	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
•	Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?		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).
11.	A quality built environment and efficient	ent land us	se patterns that make good use of previously developed sites, minimise travel and promote balanced development
•	Will it promote the development of communities with accessible services, employment, shops and leisure facilities		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
•	Will it ensure new development is well designed and appropriate to its setting?	*	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. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the
•	Will it encourage the development of Brownfield sites?		locality.
12.	and other architectural and historicall		nd appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields at features and areas and their settings
•	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	1	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.

	townscapes, distinctive historic					
	landscapes and the understanding of					
	the historic environment?					
13.	3. A bio-diverse and attractive natural environment					
•	Will it protect and enhance existing		The site is not located within, or in close proximity to designated nature conservation areas. The site has potential for wildlife			
	priority habitats and species and		due to the presence of a copse of trees along the western boundary of the site that provides a barrier between the railway			
	provide for appropriate long-term		lines. Since the draft Core Strategy (Policy CP15) seeks to protect and enhance biodiversity, consideration should be given			
	management of wildlife habitats?		to minimising the removal and/or disruption to the habitats of ecological value within the site. In addition, opportunities for			
•	Will it protect and enhance individual		ecological enhancement should be considered in any development proposals.			
	features such as hedgerows, dry		There are no rivers within 400m of the site.			
	stone walls, ponds and trees?		The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in			
	Will it ensure urban fringe and rural	-	the Landscape Assessment as important to the setting of the village. Given the sites location within a rural setting,			
	landscapes are protected and		consideration should be given to incorporating natural features into the design to ensure there is no significant loss of			
	enhanced for the benefits of all		landscape character and quality.			
	residents and visitors and that					
	significant loss of landscape character					
	and quality is minimised?					
-	Will it protect and enhance the					
•	District's rivers?					
1.1	Minimal pollution levels					
14.						
•	Will it clean up contaminated land to		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. 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.			
	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?					
15.	Reduce greenhouse gas emissions ar	nd a mana	ged response to the effects of climate change			
•	Will it reduce greenhouse gas		Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from			
	emissions from transport?		transport. The development of the site would give rise to increase energy demands and associated greenhouse gas			
•	Will it reduce methane emissions from		emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy			
	agricultural, landfills and past and		requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high			
	present mining activities?		standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas			
•	Will it reduce greenhouse gas	-	emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon			
	emissions from domestic, commercial		and renewable technologies such as CHP.			
	and industrial sources?					
—	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 prope	erty
Will it reduce risk from flooding?		The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore
Will it direct development away from flood risk areas?	√	direct development away from flood risk areas.
Will it prevent development in inappropriate development in Flood Zones?	*	
17. Prudent and efficient use of resource	S	
Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?	*	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.
Will it ensure that new development exists within the constraints of the District's water resource?		

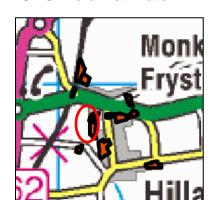
Adjacent to Old Vicarage, Monk Fryston

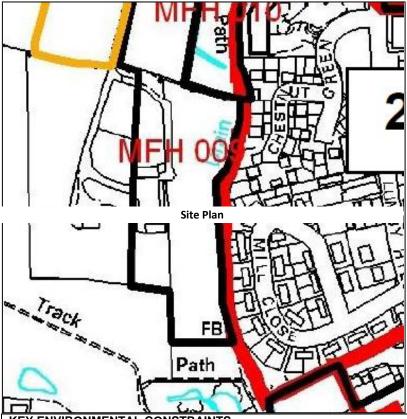
NGR: 450250 429293 Site Area: 2.4 ha

Settlement Hierarchy: Designated Service Village



MFH 009





KEY ENVIRON	IMENTAL 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.	J
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.	

Sit	MFH 009		COMMENTARY
SA	OBJECTIVE	EFFECT	COMMENTARY ECONOMIC
1.	Good quality employment opportuni	tipe availah	
•	Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport?	- x	Due to the scale of the site, allocation of this site is unlikely to stimulate the economy and employment opportunities in Monle 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 Allocation of this site would have the potentiate 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). However, the scale and location of the site is unlikely to stimulate additional public transport facilities. SOCIAL
3.	Education and training opportunities	to build el	
•	Will it ensure an adequate number of school places within the district?	-	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. 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.
4.	Conditions and services to engender	good heal	
•	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?	?/-	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. 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.
7.	Culture, leisure and recreation activi-	<u>ties availab</u>	
•	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?		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
•	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	<u> </u>	car based access to CLR activities. Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreations open space in the district. There is a Public Rights of Way (PRoW) that runs along the eastern boundary of the site. An development at the site could contribute to improve the PRoW. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPE
•	Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers,		developer contributions would help to ensure suitable provision of recreational facilities in the local area.

	cyclists and riders?			
8.		<u></u>		
	Quality housing available to everyone	!	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
•	Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction?	*	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. 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.	
9.	Local needs met locally		The state of the s	
•	Will it support the vibrancy of town and village centres?	✓	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. ENVIRONMENTAL	
10	A transport network which maximises	access w		
•	Will it reduce the need to travel by increasing access to key resources and services by means other than the	access w	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	
•	car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups?	-	train station is to the north of South Milford, which is located approximately 2.6km northwest of the site. 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.	
•	Will it make the transport/environment 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. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).	
11.	A quality built environment and efficient	ent land us	e patterns that make good use of previously developed sites, minimise travel and promote balanced development	
•	Will it promote the development of communities with accessible services, employment, shops and leisure facilities		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	
•	Will it ensure new development is well designed and appropriate to its setting?	*	settlement in the draft Core Strategy for limited Greenfield development. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.	
•	Will it encourage the development of Brownfield sites?			
12.	2. 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			
•	Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens,	-	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.	

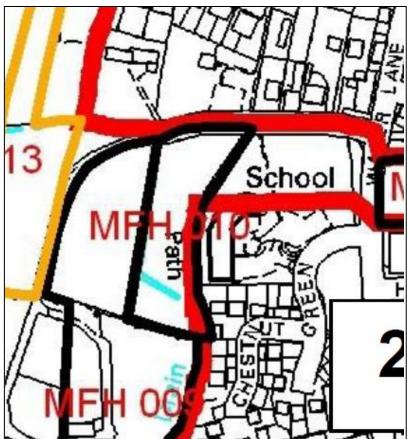
	archaeological sites and their settings,		
	Registered Battlefields, buildings and		
	townscapes, distinctive historic		
	landscapes and the understanding of		
	the historic environment?		
13.	A bio-diverse and attractive natural en	nvironmen	t
•	Will it protect and enhance existing		The site is not located within, or in close proximity to designated nature conservation areas. The site has potential for wildlife
	priority habitats and species and		due to the presence of trees, shrubs and hedgerows that define the boundaries of the site. Since the draft Core Strategy
	provide for appropriate long-term		(Policy CP15) seeks to protect and enhance biodiversity, consideration should be given to minimising the removal and/or
	management of wildlife habitats?		disruption to the habitats of ecological value within the site. In addition, opportunities for ecological enhancement should be
•	Will it protect and enhance individual		considered in any development proposals.
	features such as hedgerows, dry		There are no rivers within 400m of the site.
	stone walls, ponds and trees?		The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in
•	Will it ensure urban fringe and rural	-	the Landscape Assessment as important to the setting of the village. Given the sites location within a rural setting,
	landscapes are protected and		consideration should be given to incorporating natural features into the design to ensure there is no significant loss of
	enhanced for the benefits of all		landscape character and quality.
	residents and visitors and that		
	significant loss of landscape character		
	and quality is minimised?		
•	Will it protect and enhance the		
	District's rivers?		
14.	Minimal pollution levels		
•	Will it clean up contaminated land to		SDC hold no records of potential or known contamination and/or pollution incidents at the site. As stated above, it is likely that
	the appropriate standard?		any development on this site could create some traffic generation as a result of residents accessing employment and
•	Will it reduce air pollution from current		community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of
	activities and the potential for such		developing the site.
	pollution?		The draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed
	Will it reduce water pollution from	?	development at this site would need to demonstrate that any potential adverse air quality, water quality or noise impacts are
	current activities and the potential for	-	suitably mitigated to minimise any effects.
	such pollution?		
	Will it reduce noise pollution from		
	current activities and the potential for		
	such pollution?		
15.		nd a mana	ged response to the effects of climate change
•	Will it reduce greenhouse gas		Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from
	emissions from transport?		transport. The development of the site would give rise to increase energy demands and associated greenhouse gas
	Will it reduce methane emissions from		emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy
	agricultural, landfills and past and		requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high
	present mining activities?	_	standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas
	Will it reduce greenhouse gas	=	emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon
•	emissions from domestic, commercial		and renewable technologies such as CHP.
	and industrial sources?		
-	Will it increase the amount of energy		
•	vviii it increase the arriount of energy		

	from renewable sources that is generated and consumed in the district?		
16	Reduce the risk of flooding to people	and prope	erty
•	Will it reduce risk from flooding?		The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore
•	Will it direct development away from flood risk areas?	✓	direct development away from flood risk areas.
•	Will it prevent development in inappropriate development in Flood Zones?	•	
17	Prudent and efficient use of resources	S	
•	Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?	×	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.
•	Will it ensure that new development exists within the constraints of the District's water resource?		

Land off Old Vicarage Lane, Monk Fryston

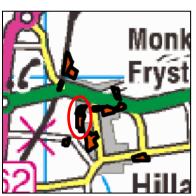
NGR: 450531 429533 Site Area: 0.7 ha

Settlement Hierarchy: Designated Service Village



MFH 010

Developable Area: 0.7 ha SDC Yield Estimate: 21



Site Plan

KEY ENVIRON	MENTAL CONSTRAINTS	
Issue	Comments	Flag
ALC/PDL/	The site has Grade3 Agricultural Land Classification (ALC). Selby District Council (SDC)	
Green Belt	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	
Flood Risk	the draft Core Strategy as a suitable settlement type for limited Greenfield development. 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.	

USTAINABILITY APPRAISAL ite Ref: Stee Name: Land off Old Vicarage Lane, Monk 0.7 ha site proposed for housing				
MFH 010 Fryston.	FFFCT	COMMENTARY		
OBSESTIVE		ECONOMIC		
Good quality employment opportuniti	es availab			
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?	3¢	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. 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 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).		
		However, the scale and location of the site is unlikely to stimulate additional public transport facilities. SOCIAL		
	to build sk			
Will it ensure an adequate number of school places within the district?	-	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. 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.		
Conditions and services to engender	good heal			
Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?	?/-	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. 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.		
Culture, leisure and recreation activit	ies availab	le to all		
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	~	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. 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. 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.		
•	Ref: Site Name: Land of MFH 010 Fryston. OBJECTIVE I Good quality employment opportunities 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? Education and training opportunities Will it ensure an adequate number of school places within the district? Conditions and services to engender Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? Culture, leisure and recreation activit 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	Ref: Site Name: Land off Old Vimit of Netherland Fryston. OBJECTIVE Good quality employment opportunities availab 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? Education and training opportunities to build sk Will it ensure an adequate number of school places within the district? Conditions and services to engender good heal will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? Culture, leisure and recreation activities availab 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		

	vocanation facilities for wellows		
	recreation facilities for walkers,		
•	cyclists and riders?		
•	Quality housing available to everyone Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction?	<u>*</u>	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. 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.
9.	Local needs met locally		odotalitable design and the dee of edetalitable ballating materials.
•	Will it support the vibrancy of town and village centres?	✓	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.
			ENVIRONMENTAL
10.	A transport network which maximises	access w	hilst minimising detrimental impacts
•	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)?	-	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. 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).
11.	A quality built environment and efficie	ent land us	se patterns that make good use of previously developed sites, minimise travel and promote balanced development
•	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?	ж	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. 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. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
12.		haracter a	nd appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields
L			nt features and areas and their settings
•	Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings,	-	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.

	Historic Parks and Gardens,		
	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 er	nvironmen	t
•	Will it protect and enhance existing		The site is not located within, or in close proximity to designated nature conservation areas. The site has minimal potential for
	priority habitats and species and		wildlife due to the current land use as arable agricultural land. Since the draft Core Strategy (Policy CP15) seeks to protect
	provide for appropriate long-term		and enhance biodiversity, consideration should be given to minimising the removal and/or disruption to the habitats of
	management of wildlife habitats?		ecological value within the site. In addition, opportunities for ecological enhancement should be considered in any
<u> </u>	Will it protect and enhance individual		development proposals.
•			There are no rivers within 400m of the site.
	features such as hedgerows, dry		The landscape to the north and east of the site, which includes Monk Fryston Hall and the surrounding farmland, is noted in
-	stone walls, ponds and trees?		the Landscape Assessment as important to the setting of the village. Given the sites location within a rural setting,
•	Will it ensure urban fringe and rural	-	consideration should be given to incorporating natural features into the design to ensure there is no significant loss of
	landscapes are protected and		landscape character and quality.
	enhanced for the benefits of all		ianuscape character and quality.
	residents and visitors and that		
	significant loss of landscape character		
	and quality is minimised?		
•	Will it protect and enhance the		
	District's rivers?		
14.	Minimal pollution levels		
•	Will it clean up contaminated land to		SDC hold no records of potential or known contamination and/or pollution incidents at the site. As stated above, it is likely
	the appropriate standard?		that any development on this site could create some traffic generation as a result of residents accessing employment and
•	Will it reduce air pollution from current		community facilities beyond Monk Fryston. Therefore there could be associated air quality and noise effects as a result of
	activities and the potential for such		developing the site.
	pollution?		The draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed
	Will it reduce water pollution from	?	development at this site would need to demonstrate that any potential adverse air quality, water quality or noise impacts are
1	current activities and the potential for	-	suitably mitigated to minimise any effects.
	such pollution?		
	Will it reduce noise pollution from		
•	current activities and the potential for		
	such pollution?		
15		nd a mana	ged response to the effects of climate change
13.	Will it reduce greenhouse gas	iu a illalla	Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from
•	emissions from transport?		transport. The development of the site would give rise to increase energy demands and associated greenhouse gas
-	ļ		emissions. 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
•	Will it reduce methane emissions from		requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high
	agricultural, landfills and past and	-	
	present mining activities?		standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas
•	Will it reduce greenhouse gas		emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon
	emissions from domestic, commercial		and renewable technologies such as CHP.
	and industrial sources?		

	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 prope	rtv
•	Will it reduce risk from flooding?	and proper	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore
•	Will it direct development away from		direct development away from flood risk areas.
	flood risk areas?	./	
•	Will it prevent development in	•	
	inappropriate development in Flood		
	Zones?		
17.	Prudent and efficient use of resources	S	
•	Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?	×	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.
•	Will it ensure that new development exists within the constraints of the District's water resource?		Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

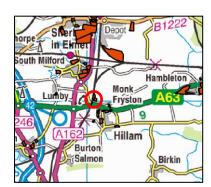
North of Deer Park, Monk Fryston

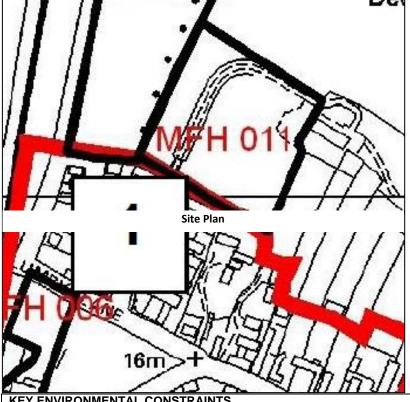
NGR: 450382 430049 Site Area: 1.4 ha

Settlement Hierarchy: Designated Service Village



Developable Area: 1.4 ha SDC Yield Estimate: 35





2 2 2 2 10 11 11 11 11 11 11 11 11 11 11 11 11							
KEY ENVIRONM	ENTAL 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	Monk Fryston has a number of key services, including a post office, a general store, a						
Facilities	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.			
OBJECTIVE	EFFECT	COMMENTARY	
0 1 1:1 1 1		ECONOMIC	
economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?	f 	Due to the scale of the site, allocation of this site 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. 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.	
		SOCIAL	
Education and training opportunities	s to build sk		
Will it ensure an adequate number of school places within the district?	-	Monk Fryston CoE primary school is located approximately 400-500m south east of the site. The primary school has been identified has 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.	
Conditions and services to engende	r good heal		
Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?	?/-	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.	
Culture, leisure and recreation activ	ities availab	le to all	
Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access		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. Due to the scale of the site there is limited potential to provide some facilities on site to address the shortfall of recreational	
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	<u>• </u> •	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.	
•	Ref: Site Name: North MFH 011 Fryston. OBJECTIVE Good quality employment opportunity 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? Education and training opportunities will it ensure an adequate number of school places within the district? Conditions and services to engended will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? Culture, leisure and recreation activity 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.	Ref: Site Name: North of Deer PMFH 011 Fryston. COBJECTIVE EFFECT Good quality employment opportunities availab 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? Education and training opportunities to build sk Will it ensure an adequate number of school places within the district? Conditions and services to engender good heal Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? Culture, leisure and recreation activities availab Will it increase provision of culture, leisure and recreation (CLR) activities? Will it increase non-car based access Will it increase non-car based access	

	very estimate facilities for wellows		
	recreation facilities for walkers, cyclists and riders?		
Q	Quality housing available to everyone		
•	Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction?	√	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. 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.
9.	Local needs met locally		outstand a sought and and so of sustandario bundaning materials.
•	Will it support the vibrancy of town and village centres?	✓	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.
			ENVIRONMENTAL
10.	A transport network which maximises	access w	
•	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)?	-	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. 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).
11.	A quality built environment and efficie	ent land us	se patterns that make good use of previously developed sites, minimise travel and promote balanced development
•	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	×	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. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
40	Brownfield sites?	hanastan :	and appropriate of angle and and a little phietonic holiding. Company that Americ historic analysis and any local transfer and any local
12.			nd appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields at features and areas and their settings
—	Will it preserve or enhance the	y illiportal	Monk Fryston Conversation Area exists immediately to the northwest of the site. Any development at the site should take into
	character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings,	-	consideration these sites to minimise any adverse impacts on these features, and their setting.

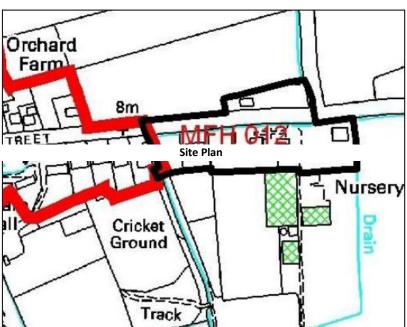
	Historic Parks and Gardens,		
	archaeological sites and their settings,		
	Registered Battlefields, buildings and		
	townscapes, distinctive historic		
	landscapes and the understanding of		
40	the historic environment?		
13.	A bio-diverse and attractive natural er	nvironmen	
•	Will it protect and enhance existing priority habitats and species and		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
	provide for appropriate long-term management of wildlife habitats?		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
•	Will it protect and enhance individual		ecological enhancement should be considered in any development proposals.
	features such as hedgerows, dry		There are no rivers within 400m of the site.
	stone walls, ponds and trees? Will it ensure urban fringe and rural	_	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,
•	landscapes are protected and	-	consideration should be given to incorporating natural features into the design to ensure there is no significant loss of
	enhanced for the benefits of all		landscape character and quality.
	residents and visitors and that		
	significant loss of landscape character		
	and quality is minimised?		
•	Will it protect and enhance the		
	District's rivers?		
14.	Minimal pollution levels		
•	Will it clean up contaminated land to		SDC hold no records of potential or known contamination and/or pollution incidents at the site. The railway line, to the west of
	the appropriate standard?		the site may provide a significant source of noise.
•	Will it reduce air pollution from current		As stated above, it is likely that any development on this site could create some traffic generation as a result of residents
	activities and the potential for such		accessing employment and community facilities beyond Monk Fryston. Therefore there could be associated air quality and
	pollution?		noise effects as a result of developing the site.
•	Will it reduce water pollution from	?/*	The draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed
	current activities and the potential for		development at this site would need to demonstrate that any potential adverse air quality, water quality or noise impacts are
	such pollution?		suitably mitigated to minimise any effects.
•	Will it reduce noise pollution from		
	current activities and the potential for		
	such pollution?		
15.		nd a mana	ged response to the effects of climate change
•	Will it reduce greenhouse gas		Due to the size of the site and its location there is limited potential for an increase in the greenhouse gas emissions from
	emissions from transport?		transport. The development of the site would give rise to increase energy demands and associated greenhouse gas
•	Will it reduce methane emissions from		emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy
	agricultural, landfills and past and	_	requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high
	present mining activities?	-	standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas
•	Will it reduce greenhouse gas		emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon
	emissions from domestic, commercial		and renewable technologies such as CHP.
1	and industrial sources?		

	IACIL: Cianana and the amount of amount		
•	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 prope	rty
•	Will it reduce risk from flooding?		The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. Allocation to this site would therefore
•	Will it direct development away from		direct development away from flood risk areas.
	flood risk areas?	1	
•	Will it prevent development in	•	
	inappropriate development in Flood		
	Zones?		
17.	Prudent and efficient use of resources	S	
•	Will it make efficient use of land		The site is located within a Greenbelt and SDC classifies the land, which is a driveway for buildings associated with the Monk
	(appropriate density, protect good		Fryston Hall Hotel, as Greenfield. Therefore allocation of this site does not represent an efficient use of land, in terms of
	agricultural land, use Brownfield land		encouraging development on Brownfield land.
	in preference to Greenfield?	×	No information is currently available regarding the Water Distribution Network (WDN) for the site.
•	Will it ensure that new development		Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.
	exists within the constraints of the		
	District's water resource?		

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.				
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.				
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.				
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: 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. 				
Nature Conservation	There are no sites designated for nature conservation within a 1km of the site.				
Heritage	The site is not in close proximity (within a 400m radius) to the any designated heritage assets.				

SU Sit	STAINABILITY APPRAISAL	et Commo	n Lane, East 1.32 ha site proposed for housing
	MFH 012 Hillam.		
SA	OBJECTIVE	EFFECT	COMMENTARY
			ECONOMIC
1.	Good quality employment opportunit	ies availab	le to all
•	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?	-	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. 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.
			SOCIAL
3.	Education and training opportunities	to build sk	ills and capacities
•	Will it ensure an adequate number of school places within the district?	-	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.
4.	Conditions and services to engender	good heal	th .
•	Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?	?/-	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). 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.
7.	Culture, leisure and recreation activit	ies availab	le to all
•	Will it increase provision of culture, leisure and recreation (CLR) activities/venues?		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. 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
•	Will it increase non-car based access to CLR activities? Will it address the shortfall in		provision. There are no Public Rights of Way (PRoW) on the site. Any development at this site could contribute to improve PRoW.
•	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?	-	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.

8.	. Quality housing available to everyone				
•	Will it provide appropriate housing for	;	In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be		
	local needs?		providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the		
•	Will it increase the use of sustainable		district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc;		
	design and sustainable building	✓	dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for		
	materials in construction?	·	this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must		
			be allocated as affordable.		
			The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including		
0	Lead words mat leadly		sustainable design and the use of sustainable building materials.		
9.	Local needs met locally		The site is in on the outskirts of Hillam. Therefore the site is unlikely to support the vibrancy of Hillam, and is could potentially		
•	Will it support the vibrancy of town and village centres?	×	be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.		
	village certiles:		ENVIRONMENTAL		
10	A transport network which maximises	access w			
•	Will it reduce the need to travel by		The nearest public transport facilities are bus services between Tadcaster and Pontefract. The nearest bus stop is the Hillam		
	increasing access to key resources		Garden Centre approximately 200-300m to the west of the site.		
	and services by means other than the		Monk Fryston and Hillam are jointly classified as a Designated Service Village and therefore have reasonable local		
	car (e.g. improving public transport)?		employment opportunities and facilities. The need for commuting to neighbouring settlements or out commuting is considered		
•	Will it improve access to opportunities	-	to be moderate and is adequately facilitated for by the existing public transport facilities. However, residents may still need to		
	and facilities for all groups?		travel by car to places of employment and to access services and facilities. Any development at the site should encourage		
•	Will it make the transport/environment		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.		attractive to non-car users (e.g. pedestrians and cyclists).		
	pedestrians and cyclists)?				
11.		ent land us	e patterns that make good use of previously developed sites, minimise travel and promote balanced development		
•	Will it promote the development of		As aforementioned the site has adequate local services and access to higher level services in Tadcaster and Pontefract.		
	communities with accessible services,		Therefore allocation of this site has the potential to promote the development of communities with accessible services,		
	employment, shops and leisure		employment, shops and leisure facilities. SDC classifies the land as mixture of Greenfield and PDL, the current land uses are agricultural arable land and farm		
	facilities		buildings, and therefore allocation of this site is only partially encouraging development on Brownfield sites.		
•	Will it ensure new development is well	-	The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the		
	designed and appropriate to its setting?		locality.		
	Will it encourage the development of				
	Brownfield sites?				
12.		haracter a	nd appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields		
			nt features and areas and their settings		
•	Will it preserve or enhance the		The site is/not in close proximity (within a 400m radius) to the following heritage assets, areas and their settings.		
	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?		
13	A bio-diverse and attractive natural er	nvironmen	1
•	Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?	-	The site is not situated in or in close proximity to a designated nature conservation area. The site has 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. 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
•	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?		location within a rural setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality. The site is not close proximity (within 400m) to the District's rivers.
•	Will it protect and enhance the District's rivers?		
14.	Minimal pollution levels		
•	Will it clean up contaminated land to the appropriate standard?		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. 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
•	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?		mitigated to minimise any effects.
•	Will it reduce noise pollution from current activities and the potential for such pollution?		
15.	Reduce greenhouse gas emissions ar	nd a mana	ged response to the effects of climate change
•	Will it reduce greenhouse gas emissions from transport?		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
•	Will it reduce methane emissions from agricultural, landfills and past and present mining activities?	-	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.
•	Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?		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.
•	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			
•	Will it reduce risk from flooding?		The site is classified as being in Flood Zones 1 so is at low risk of flooding. Allocation to this site would therefore direct	
•	Will it direct development away from		development away from flood risk areas.	
	flood risk areas?	✓		
•	Will it prevent development in			
	inappropriate development in Flood			
	Zones?			
17.	7. Prudent and efficient use of resources			
•	Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?	-	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. No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft	
•	will it ensure that new development exists within the constraints of the District's water resource?		Core Strategy requires new development to minimise resource consumption, including water use.	