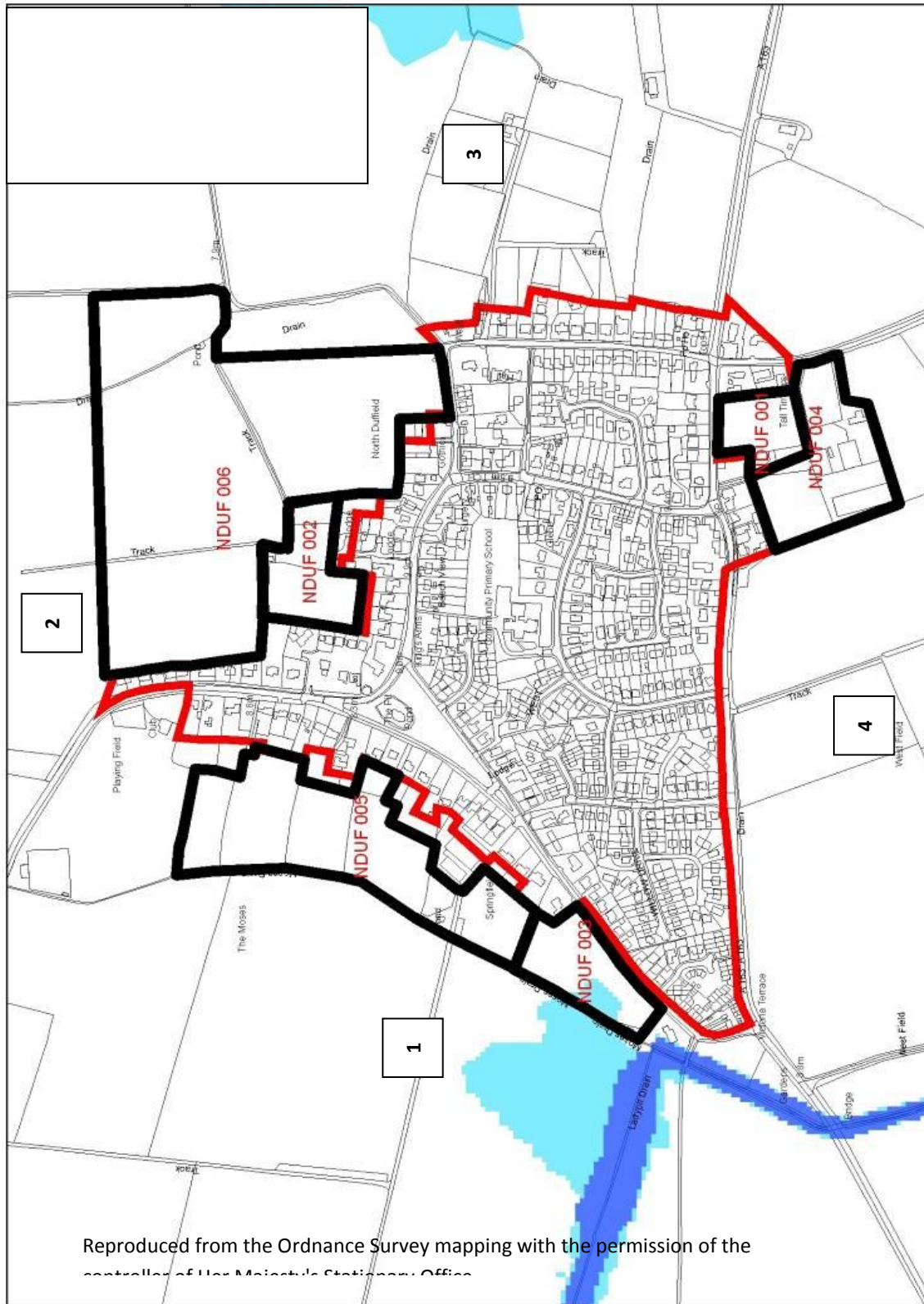


1.17 North Duffield



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office

Land rear of Tall Timbers, Menthorpe Lane, North Duffield

NGR: 468584 436812

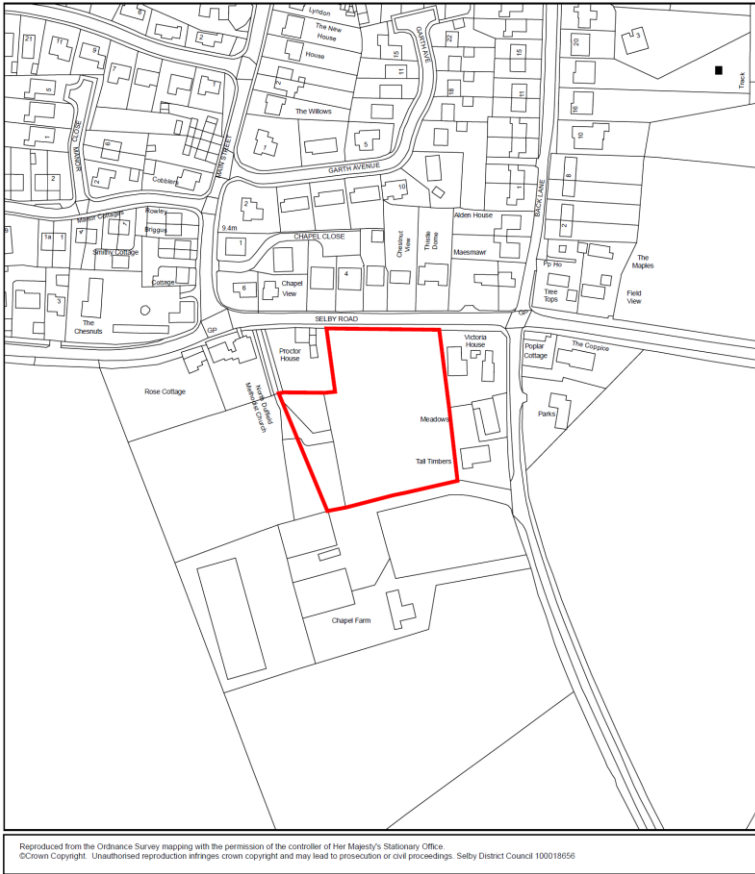
Site Area: 0.6 ha

Settlement Hierarchy: Designated Service Village

NDUF 01

Developable Area: 0.6 ha

SDC Yield Estimate: 21



Site Plan

| KEY ENVIRONMENTAL CONSTRAINTS | | |
|-------------------------------|--|--------|
| Issue | Comments | Flag |
| ALC/PDL/ Green Belt | The site is not within a Greenbelt. The current land use is a grassed paddock and the site has a Grade 3 Agricultural Land Classification (ALC). The land type is currently defined by the Selby District Council (SDC) as a Greenfield site. However due to North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development. | Yellow |
| Flood Risk | The site is classified as a Flood Zone 1 so represents a minimal risk of flooding. | Green |
| Transport Access | The site is in close proximity to the North Duffield, Menthorpe Lane bus stop (approximately 100m to the north) which is serviced by a bus route between York and Holme on Spalding Moor and Selby and Bubwith. The site would require additional works to be connected to the highway. | Green |
| Community Facilities | The site is in close proximity (less than 100m to the north west) from the North Duffield Methodist Church. Other facilities such as the North Duffield Community Primary School, North Duffield Store and Post Office, Kings Arms Public House, village hall and doctors surgery are approx 400-500m to the north east of the site. Recreational facilities are approximately a mile away to the north of the site. | Yellow |
| Nature Conservation | There are no sites designated for nature conservation within a 400m of the site. However, the Skipworth Common SSSI/SPC is located over 1km to the west and the Lower Derwent Valley National Nature Reserved SSSI/SPC/SPA/Ramsar site is located over 1km to the east of the site. | Yellow |
| Heritage | There are no designated heritage assets within 400m of the site. | Green |

SUSTAINABILITY APPRAISAL

Site Ref: NDUF 001 Site Number: Land rear of Tall Timbers, Menthorpe Lane, North Duffield. Site Size: 0.6 ha site proposed for housing

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|--|
| ECONOMIC | | |
| 1. Good quality employment opportunities available to all | | |
| <ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? | - | North Duffield has been classified as a Designated Service Village. These villages are considered capable of accommodating additional limited growth. Due to the sites size it is unlikely that allocation of this site would stimulate employment and economic opportunities. The site is in close proximity to the North Duffield, Menthorpe Lane bus stop (approximately 100m to the North) from which run bus services between York and Holme on Spalding Moor and Selby and Bubwith which will provide access to employment and services within these areas; this could therefore facilitate out commuting to small degree. 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). |
| SOCIAL | | |
| 3. Education and training opportunities to build skills and capacities | | |
| <ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? | - | North Duffield Community Primary School is approximately 400-500m to the north east of the site. SDC has identified the school as having capacity for additional students. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help 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 | | |
| <ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? | ? | Information regarding the capacity to health services is currently unknown. Due to the sites size it is unlikely to affect access to health services. The nearest medical service accepting patients is Bubwith, Surgery (according to NHS choices) and is approximately 2 miles to the east of North Duffield. As 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 activities available to all | | |
| <ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? | - | North Duffield has multiple CLR activities/venues including: an equipped play area, cricket pitch, football pitch, playing field and bowling green. These are situated to the north of the site on York Road, approximately 1km from the site. Therefore, is likely to 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 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. |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|---|
| 8. Quality housing available to everyone | | |
| <ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? | ✓ | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p> |
| 9. Local needs met locally | | |
| <ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? | - | <p>The site is located on the southern outskirts of the village between two residential areas. Due to the scale and location of the site it is unlikely that the form and character of North Duffield would be greatly altered, especially if the design of the site takes into consideration the surrounding area. The small scale of the site would provide some limited enlivenment of the village.</p> |
| ENVIRONMENTAL | | |
| 10. A transport network which maximises access whilst minimising detrimental impacts | | |
| <ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? | ✓ | <p>The site is within close proximity (less than 500m to the north east) to the majority of services. This would reduce the need for local travel. However, residents may still need to travel by car to places of employment and to access services and facilities.</p> <p>The site is in close proximity to the North Duffield, Menthorpe Lane bus stop (approximately 100m to the North) from which runs bus services between York and Holme on Spalding Moor and Selby and Bubwith. The site is therefore relatively well serviced by public transport facilities. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> |
| 11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development | | |
| <ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? | ✓ | <p>The site is within close proximity (less than 500m to the north east) to the majority of services. The site classified by SDC as Greenfield land and therefore does not support the preference for development on Brownfield sites as outlined in the RSS and draft Core Strategy. However because of North Duffield's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p> |
| 12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings | | |
| <ul style="list-style-type: none"> Will it preserve or enhance the | - | <p>The site is not within 400m of any conservation areas or other designated heritage assets and would therefore have no</p> |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|--|
| <i>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?</i> | | impact (positive or negative) upon these built heritage designations. |
| 13. A bio-diverse and attractive natural environment | | |
| <ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> | * | <p>The site is not located in or within close proximity to any designated ecological sites. However it is within approximately 1km of two designated sites - Skipworth Common SSSI/SPC located to the west and the Lower Derwent Valley National Nature Reserved SSSI/SPC/SPA/Ramsar site located to the east of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Hedgerows define the boundaries of the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy.</p> <p>The site is located on the southern outskirts of the village. Due to the scale and location of the site it is unlikely that the form and character of North Duffield would be greatly altered, especially if the design of the development takes into consideration the surrounding area.</p> <p>The site is not within close proximity to any watercourses or rivers.</p> |
| <ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> | | |
| <ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> | | |
| <ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> | | |
| 14. Minimal pollution levels | | |
| <ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> | ?/- | <p>There is no record of potential or known contamination/pollution. SDC has identified that the site could be affected by a potential noise nuisance due to the working farm to the south of the site.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> |
| <ul style="list-style-type: none"> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> | | |
| <ul style="list-style-type: none"> <i>Will it reduce water pollution from current activities and the potential for such pollution?</i> | | |
| <ul style="list-style-type: none"> <i>Will it reduce noise pollution from current activities and the potential for such pollution?</i> | | |
| 15. Reduce greenhouse gas emissions and a managed response to the effects of climate change | | |
| <ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from transport?</i> | ✓ | <p>Due to the size of the site and the sites close proximity to local services and public transport, the site is likely to have a limited effect on greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> |
| <ul style="list-style-type: none"> <i>Will it reduce methane emissions from</i> | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|---|
| <p><i>agricultural, landfills and past and present mining activities?</i></p> <ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> | | <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p> |
| 16. Reduce the risk of flooding to people and property | | |
| <ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> | ✓ | <p>North Duffield is classified as Flood Zone 1. Therefore allocation of this site would direct development away from flood risk areas and would not lead to development in inappropriate Flood Zones.</p> |
| 17. Prudent and efficient use of resources | | |
| <ul style="list-style-type: none"> <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield?)</i> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> | - | <p>The site is site a Greenfield and therefore does represent an efficient use of land in terms of encouraging development on Brownfield land. However because of North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement for limited Greenfield development.</p> <p>The site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p> |

**Land Surrounding Field View House, Beech Grove,
North Duffield**

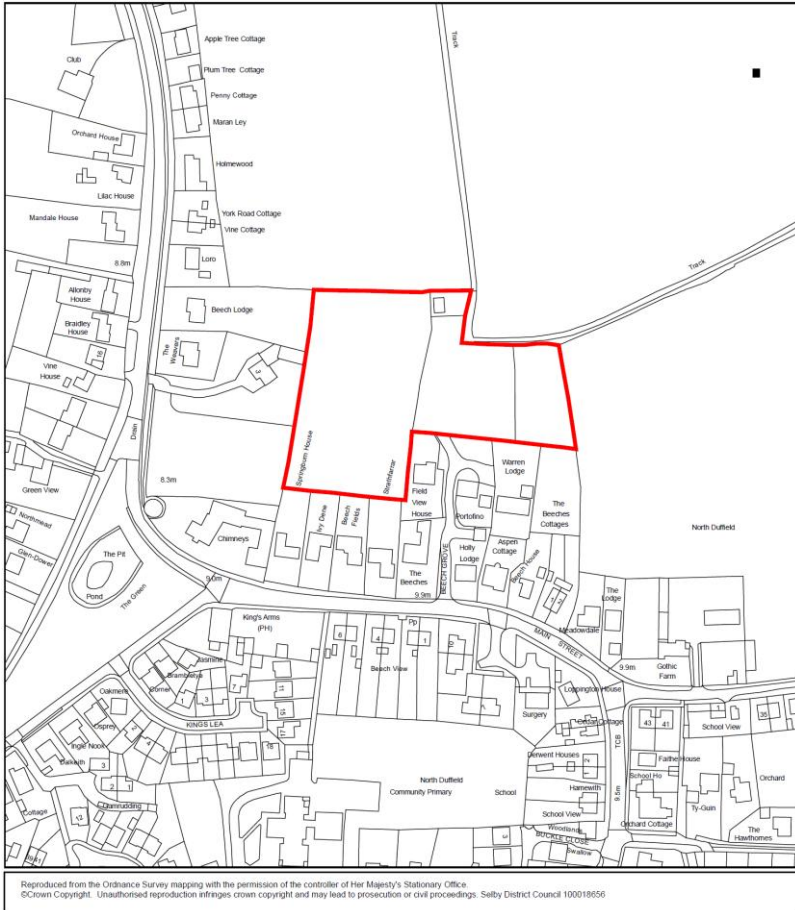
NDUF 002

NGR: 468418 437298

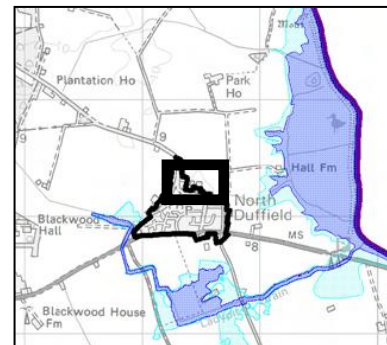
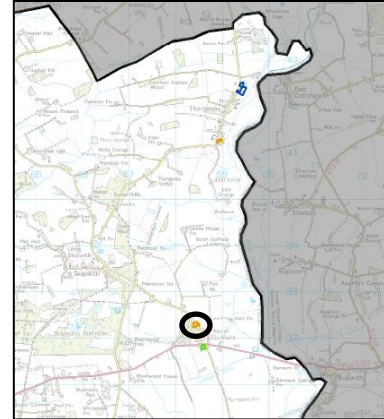
Site Area: 1.14 ha

Settlement Hierarchy: Designated Service Village

**Developable Area: 1.14 ha
SDC Yield Estimate: 40**



Site Plan



**Strategic Flood Risk Assessment
Flood Zone Mapping**

| KEY ENVIRONMENTAL CONSTRAINTS | | |
|-------------------------------|--|--------|
| Issue | Comments | Flag |
| ALC/ PDL/ Green Belt | The site is defined by the Selby District Council (SDC) as a Greenfield site. The current land use is as an active agricultural paddock and has a Grade 3 Agricultural Land Classification (ALC). However due to North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development. | Yellow |
| Flood Risk | The site is classified as a Flood Zone 1 so represents a minimal risk of flooding. | Green |
| Transport Access | The site is in close proximity to the North Duffield, King's Arms bus stop (approximately within 100m to the south) which is serviced by a bus route between York and Holme on Spalding Moor and Selby and Bubwith. The site would require additional works to be connected to the highway. | Yellow |
| Community Facilities | The site is ideally situated as it is in close proximity (approximately 100-200m to the south east) of the central hub of services in North Duffield, including North Duffield Community Primary School, North Duffield Store and Post Office, Kings Arms Public House, village hall and doctors surgery. CLR facilities are within 200-300m distance (to the north west). The North Duffield Methodist Church is approximately 400m to the south of the site. | Green |
| Nature Conservation | There are no sites designated for nature conservation within 400m of the site. However, the Skipworth Common SSSI/SPC is located over 1km to the west and the Lower Derwent Valley National Nature Reserved SSSI/SPC/SPA/Ramsar site is located over 1km to the east of the site. | Yellow |
| Heritage | There are no designated heritage assets within a 400m of the site. | Green |

Sustainability Appraisal

Site Ref: NDUF 002 Site Name: Land Surrounding Field View House, Beech Grove, North Duffield.

Site Size: 1.14 Ha site Proposed for Housing

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|--|
| ECONOMIC | | |
| 1. Good quality employment opportunities available to all | | |
| <ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? | - | North Duffield has been classified as a Designated Service Village. These villages are considered capable of accommodating additional limited growth. Due to the sites size it is unlikely that allocation of this site would encourage employment and economic growth. The site is in close proximity to the North Duffield, King's Arms bus stop (approx within 100m to the south) which is serviced by a bus route between York and Holme on Spalding Moor and Selby and Bubwith. However, this may facilitate out commuting. 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). |
| SOCIAL | | |
| 3. Education and training opportunities to build skills and capacities | | |
| <ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? | - | North Duffield Community Primary School is between 100-200m from the site. SDC has identified the school as having capacity for additional students. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD developer contributions towards educational facilities would prevent adverse effects from new housing development at this site. |
| 4. Conditions and services to engender good health | | |
| <ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? | ?/- | Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Bubwith Surgery (according to NHS choices), which is approximately 2 miles from North Duffield. 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 effected upon by any new housing developments at this site. |
| 7. Culture, leisure and recreation activities available to all | | |
| <ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? | ✓ | North Duffield has multiple CLR activities/venues including: an equipped play area, cricket pitch, football pitch, playing field and bowling green. These are situated to the North of North Duffield on York Road, approximately 400m away from the site. Therefore, allocation of this site is unlikely to 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 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. |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|--|
| 8. Quality housing available to everyone | | |
| <ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? | ✓ | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p> |
| 9. Local needs met locally | | |
| <ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? | - | <p>The site is to the north of the village. Due to the scale and location of the site it is unlikely that the form and character of North Duffield would be greatly altered, especially if the design of the site takes into consideration the surrounding area. The small scale of the site would provide some limited enlivenment of the village.</p> |
| ENVIRONMENTAL | | |
| 10. A transport network which maximises access whilst minimising detrimental impacts | | |
| <ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? | ✓ | <p>The site is within close proximity to the majority of local services. This would reduce the need for local travel. However, residents may still need to travel by car to places of employment and to access services and facilities.</p> <p>The site is in close proximity to the North Duffield, King's Arms bus stop (approximately within 100m to the south) which runs bus services between York and Holme on Spalding Moor and Selby and Bubwith. The site is ideally situated to allow residents of the new site to access facilities on foot or via public transport. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> |
| 11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development | | |
| <ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities? Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? | - | <p>The site is in close proximity (100-200m) to the central hub of North Duffield's services, and within 400m of CLR facilities. The site is being developed on a Greenfield land so does not qualify as Previously Developed Land (PDL) and does not support the preference for development on PDL as outlined in the RSS and draft Core Strategy. However because of North Duffield's status as a Designated Service Village it is viewed as a suitable settlement type in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p> |
| 12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings | | |
| <ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic | - | <p>The site is not within 400m of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.</p> |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|---|
| <p><i>Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i></p> | | |
| 13. A bio-diverse and attractive natural environment | | |
| <ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> | * | <p>There are no sites designated for nature conservation within a 400m of the site. However it is within approximately 1km of two designated sites - Skipworth Common SSSI/SPC located to the west and the Lower Derwent Valley National Nature Reserved SSSI/SPC/SPA/Ramsar site located to the east of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>The site is occupied by a small wooden stable building to the north of the site that is split by post and rail fencing trees and hedging. These hedge features and the stable building may be of some ecological value. 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.</p> <p>The site is not in close proximity (within 400m) to any of the districts rivers.</p> |
| <ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> | | |
| <ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> | | |
| <ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> | | |
| 14. Minimal pollution levels | | |
| <ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> | ? | <p>The site is on active agricultural land (Grade 3 AGL) and there is no record of potential or known contamination/pollution.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> |
| <ul style="list-style-type: none"> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> | | |
| <ul style="list-style-type: none"> <i>Will it reduce water pollution from current activities and the potential for such pollution?</i> | | |
| <ul style="list-style-type: none"> <i>Will it reduce noise pollution from current activities and the potential for such pollution?</i> | | |
| 15. Reduce greenhouse gas emissions and a managed response to the effects of climate change | | |
| <ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from transport?</i> | - | <p>Due to the size of the site and its close proximity to local services and public transport, the development is likely to have a negligible effect on 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</p> |
| <ul style="list-style-type: none"> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|---|
| <ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? | | 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. |
| <ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed in the district? | | |
| 16. Reduce the risk of flooding to people and property | | |
| <ul style="list-style-type: none"> Will it reduce risk from flooding? | ✓ | North Duffield is classified as Flood Zone 1. Therefore allocation of this site would direct development away from flood risk areas and would not lead to development in inappropriate Flood Zones. |
| <ul style="list-style-type: none"> Will it direct development away from flood risk areas? | | |
| <ul style="list-style-type: none"> Will it prevent development in inappropriate development in Flood Zones? | | |
| 17. Prudent and efficient use of resources | | |
| <ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield)? | - | <p>The site is Greenfield site and therefore allocation of this site does represent an efficient use of land in terms of encouraging development on Brownfield land. However because of North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p> |
| <ul style="list-style-type: none"> Will it ensure that new development exists within the constraints of the District's water resource? | | |

Land North of Kapuni, Green Lane, North Duffield

NDUF 003

NGR: 467991 437004

Site Area: 1.05 ha

Settlement Hierarchy: Designated Service Village

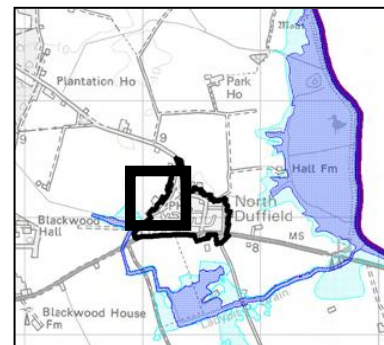
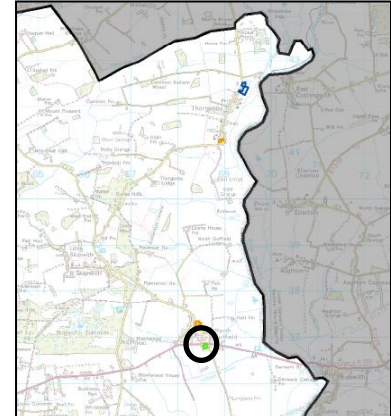
Developable Area: 1.07 ha

SDC Maximum Yield Estimate: 37



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Selby District Council 100018556

Site Plan



**Strategic Flood Risk Assessment
Flood Zone Mapping**

| KEY ENVIRONMENTAL CONSTRAINTS | | |
|-------------------------------|---|------|
| Issue | Comments | Flag |
| ALC/PDL/ Green Belt | The site has a Grade 3 Agricultural Land Classification. The site is within a Greenbelt. The current land use is an active agricultural field. | |
| Flood Risk | The site is situated within a Flood Zones 1 and 2; therefore there is a medium risk of flooding in some parts of the site. | |
| Transport Access | The nearest bus stop is the North Duffield, Village Green on Green Lane (approximately 100-200m north of the site) which is served by bus routes between York and Holme on Spalding Moor and Selby and Bubwith. The site would require some additional works to be connected to the highway. | |
| Community Facilities | Facilities such as the North Duffield Community Primary School, North Duffield Store and Post Office, Kings Arms Public House, village hall and doctors surgery are approximately 300-400m to the north east of the site. North Duffield Methodist Church is approximately 400-500m to the south east of the site. CLR facilities are approximately 1km from the site. North Duffield Community Primary School is within 300-400m of the site. Selby District Council (SDC) has identified the school as having capacity for additional students. | |
| Nature Conservation | There are no designated nature conservation sites within 400m of the site. However, the Skipworth Common SSSI/SPC is located over 1km to the west and the Lower Derwent Valley National Nature Reserved SSSI/SPC/SPA/Ramsar site is located over 1km to the east of the site. | |
| Heritage | There are no designated heritage assets within 400m of the site. | |

SUSTAINABILITY APPRAISAL

Site Ref: NDUF 003

Site Name: Land North of Kapuni, Green Lane, North Duffield.

Site Size: 1.05 ha site proposed for housing

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|--|
| ECONOMIC | | |
| 1. Good quality employment opportunities available to all | | |
| <ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? | - | <p>This site is currently in use as agricultural land (Glebe Farm). This could be in conflict to the Selby District Draft Core Strategy (SDCDCS) 2010 which identifies agricultural land as being vulnerable due to closure and redevelopment for housing. In addition, the land is classified as Grade 3 agricultural land. However the proposed 1.05ha loss of agricultural land may represent a minimal loss due to the predominately agricultural land use in the surrounding area and should not impact upon the viability of Glebe Farm.</p> <p>North Duffield has been identified as a Designated Service Village. These villages are considered capable of accommodating additional limited growth. Due to the sites size it is unlikely that allocation of this site would stimulate local employment and economic opportunities. The site is in close proximity North Duffield, Village Green bus stop, on Green Lane (approximately 100-200m north of the site) which is served by a bus route between York and Holme on Spalding Moor and Selby and Bubwith so should ensure that employment opportunities are accessible by public transport. However, this may facilitate out commuting. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> |
| <ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? | | |
| SOCIAL | | |
| 3. Education and training opportunities to build skills and capacities | | |
| <ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? | ✓ | <p>North Duffield Community Primary School is within 300-400m of the site. Selby District Council (SDC) has identified the school as having capacity for additional students. 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 development at this site.</p> |
| 4. Conditions and services to engender good health | | |
| <ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? | ?/- | <p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Bubwith Surgery (according to NHS choices), which is approximately 2 miles from North Duffield. 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 developments at this site.</p> |
| 7. Culture, leisure and recreation activities available to all | | |
| <ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? | - | <p>North Duffield has multiple CLR activities/venues including: an equipped play area, cricket pitch, football pitch, playing field and bowling green. These are situated to the North of North Duffield on York Road, approximately 1km away from the site. Therefore, is likely to increase non-car based access to CLR activities. However the village green is approx 100m to the north of the site and therefore the car based transport may still be used. Due to the scale of the site there is limited potential to provide some facilities on site to address the shortfall of recreational open space in the district. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p> |
| <ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? | | |
| <ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? | | |
| <ul style="list-style-type: none"> Will it improve and extend the Public | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|--|
| <i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i> | | |
| 8. Quality housing available to everyone | | |
| <ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> | ✓ | In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings would be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable. 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 | | |
| <ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> | - | The site is situated on the south western outskirts of North Duffield. Due to the size of the site and its location, it is unlikely to support or detract from the vibrancy of the village centre. |
| ENVIRONMENTAL | | |
| 10. A transport network which maximises access whilst minimising detrimental impacts | | |
| <ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> | ✓ | <p>The site is within close proximity to the majority of local services, with the exception of CLR facilities which are approximately 1km from the site. This would reduce the need for local travel. However, residents may still need to travel by car to places of employment and to access services and facilities.</p> <p>The site is in close proximity to North Duffield, Village Green bus stop, on Green Lane (approximately 100-200m north of the site) which is served by bus routes between York and Holme on Spalding Moor and Selby and Bubwith. The site is ideally situated to allow residents of the new site to access facilities on foot, cycle or via public transport. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> |
| <ul style="list-style-type: none"> <i>Will it improve access to opportunities and facilities for all groups?</i> | | |
| <ul style="list-style-type: none"> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> | | |
| 11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development | | |
| <ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> | - | <p>The site is within close proximity (less than 500m) to the majority of services, with the exception of CLR facilities. The site classified by SDC as Greenfield land and therefore does not support the preference for development on Brownfield sites as outlined in the RSS and draft Core Strategy. However because of North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p> |
| <ul style="list-style-type: none"> <i>Will it ensure new development is well designed and appropriate to its setting?</i> | | |
| <ul style="list-style-type: none"> <i>Will it encourage the development of</i> | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--------------------------|--------|------------|
| <i>Brownfield sites?</i> | | |

12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings

| | | |
|--|---|--|
| <ul style="list-style-type: none"> <i>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?</i> | - | The site is not within 1km of any conservation areas or other designated heritage features and would therefore have no impact (positive or negative) upon these built heritage designations. |
|--|---|--|

13. A bio-diverse and attractive natural environment

| | | |
|--|---|---|
| <ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> | - | <p>The site is not located in or within close proximity to any designated ecological sites. However it is within approximately 1km of two designated sites - Skipworth Common SSSI/SPC located to the west and the Lower Derwent Valley National Nature Reserved SSSI/SPC/SPA/Ramsar site located to the east of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>The site is bordered by numerous trees which could potentially represent habitats for wildlife. 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.</p> <p>The site is not in close proximity (within 400m) of any of the districts rivers.</p> |
| <ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> | | |
| <ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> | | |
| <ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> | | |

14. Minimal pollution levels

| | | |
|---|---|--|
| <ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> | ? | <p>The current land use is classified as active agricultural and SDC hold no records of potential or known contamination/pollution. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> |
| <ul style="list-style-type: none"> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> | | |
| <ul style="list-style-type: none"> <i>Will it reduce water pollution from current activities and the potential for</i> | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|---|
| <i>such pollution?</i> | | |
| <ul style="list-style-type: none"> • Will it reduce noise pollution from current activities and the potential for such pollution? | | |
| 15. Reduce greenhouse gas emissions and a managed response to the effects of climate change | | |
| <ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? | - | <p>Due to the sites close proximity to local services and public transport, the development is likely to have a limited effect on greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p> |
| <ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? | | |
| <ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? | | |
| <ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? | | |
| 16. Reduce the risk of flooding to people and property | | |
| <ul style="list-style-type: none"> • Will it reduce risk from flooding? | ✓ | <p>North Duffield is classified as Flood Zone 1. Therefore allocation of this site would direct development away from flood risk areas and would not lead to development in inappropriate Flood Zones.</p> |
| <ul style="list-style-type: none"> • Will it direct development away from flood risk areas? | | |
| <ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? | | |
| 17. Prudent and efficient use of resources | | |
| <ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield)? | - | <p>The site is Greenfield and therefore allocation of this site does represent an efficient use of land in terms of encouraging development on Brownfield land. . However because of North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p> |
| <ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? | | |

Land at Chapel Farm, North Duffield

NGR: 468584 436812

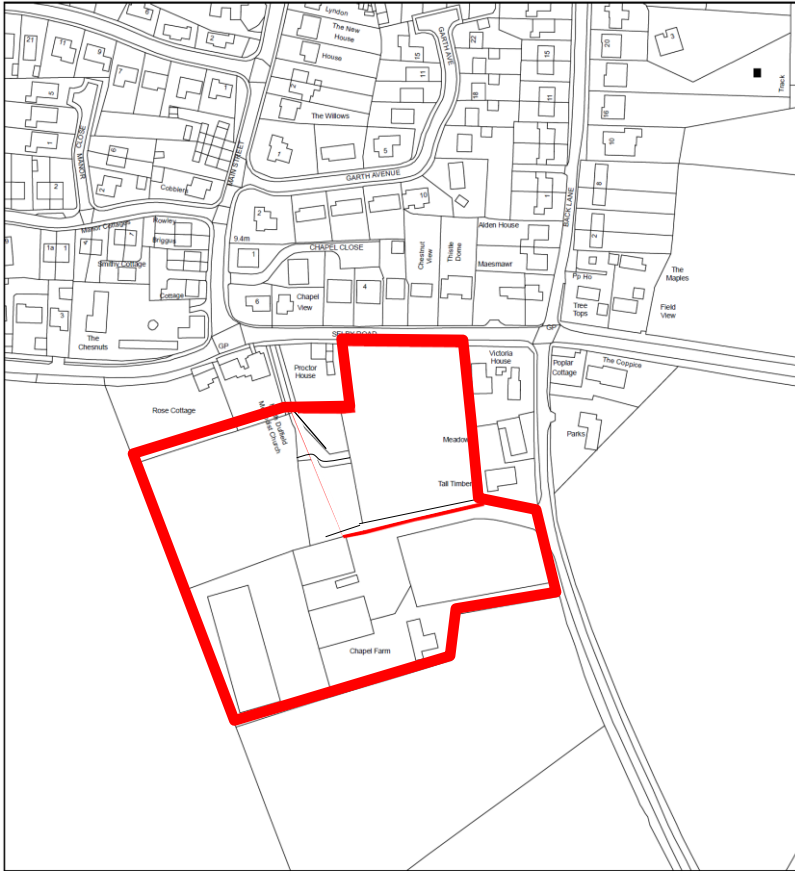
Site Area: 2.4 ha

Settlement Hierarchy: Designated Service Village

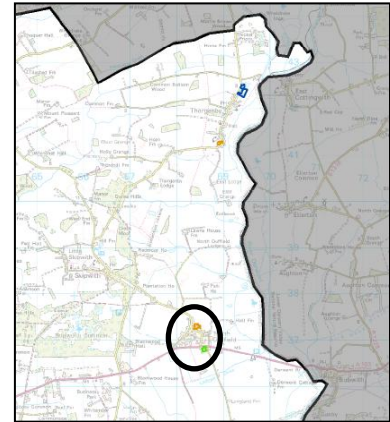
NDUF 004

Developable Area: 2.4 ha

SDC Yield Estimate: 21



Site Plan



| KEY ENVIRONMENTAL CONSTRAINTS | | |
|--------------------------------------|--|-------------|
| Issue | Comments | Flag |
| ALC/PDL/ Green Belt | The current land use is a grassed paddock and has a Grade 3 Agricultural Land Classification. The land type is currently defined by the Selby District Council (SDC) as a Greenfield site. However due to North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development. | |
| Flood Risk | The site is classified as a Flood Zone 1 so represents a minimal risk of flooding. | |
| Transport Access | The site is in close proximity to the North Duffield, Menthorpe Lane bus stop (approximately 100m to the North) which is served by a bus route between York and Holme on Spalding Moor and Selby and Bubwith. The site would require additional work to be connected to the highway. | |
| Community Facilities | The site is in close proximity (less than 100m to the north west) from the North Duffield Methodist Church. Other facilities such as the North Duffield Community Primary School, North Duffield Store and Post Office, Kings Arms Public House, village hall and doctors surgery are approx 400-500m to the north east of the site. Recreational facilities are approximately a mile away to the north of the site. | |
| Nature Conservation | There are no sites designated for nature conservation within a 400m of the site. However, the Skipworth Common SSSI/SPC is located over 1km to the west and the Lower Derwent Valley National Nature Reserved SSSI/SPC/SPA/Ramsar site is located over 1km to the east of the site. | |
| Heritage | There are no designated heritage assets within 400m of the site. | |

SUSTAINABILITY APPRAISAL

Site Ref: NDUF 004

Site Name: Land at Chapel Farm, North Duffield.

Site Size: 2.4 ha site proposed for housing

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|--|
| ECONOMIC | | |
| 1. Good quality employment opportunities available to all | | |
| <ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? | - | <p>North Duffield has been classified as a Designated Service Village. These villages are considered capable of accommodating additional limited growth. Due to the sites size it is unlikely that any allocation of this site would stimulate employment and economic opportunities. The site is in close proximity to the North Duffield, Menthorpe Lane bus stop (approximately 100m to the North) which is serviced by a bus route between York and Holme on Spalding Moor and Selby and Bubwith which will provide access to employment and services within these areas. Therefore this could potentially facilitate some degree of out commuting.</p> |
| <ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? | | |
| SOCIAL | | |
| 3. Education and training opportunities to build skills and capacities | | |
| <ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? | - | <p>North Duffield Community Primary School is approximately 400-500m to the north east of the site. SDC has identified the school as having capacity for additional students. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p> |
| 4. Conditions and services to engender good health | | |
| <ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? | ?/- | <p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Bubwith, Surgery (according to NHS choices) and is approximately 2 miles to the east of North Duffield.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p> |
| 7. Culture, leisure and recreation activities available to all | | |
| <ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? | ✓ | <p>North Duffield has multiple CLR activities/venues including: an equipped play area, cricket pitch, football pitch, playing field and bowling green. These are situated to the north of the site on York Road, approximately 1km from the site. Therefore, allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide some facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p> |
| <ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? | | |
| <ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? | | |
| <ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? | | |
| 8. Quality housing available to everyone | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|---|
| <ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? | ✓ | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p> |
| 9. Local needs met locally | | |
| <ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? | - | <p>The site is located on the southern outskirts of the village. Due to the scale and location of the site it is unlikely that the form and character of North Duffield would be greatly altered, especially if the design of the development takes into consideration the surrounding area. The small scale of the site would provide some limited enlivenment of the village.</p> |
| ENVIRONMENTAL | | |
| 10. A transport network which maximises access whilst minimising detrimental impacts | | |
| <ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? | ✓ | <p>The site is within close proximity (less than 500m to the north east) to the majority of services. This would reduce the need for local travel. However, residents may still need to travel by car to places of employment and to access services and facilities.</p> <p>The site is in close proximity to the North Duffield, Menthorpe Lane bus stop (approximately 100m to the North) from which runs bus services between York and Holme on Spalding Moor and Selby and Bubwith. The site is therefore relatively well served by public transport facilities. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> |
| 11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development | | |
| <ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? | ✓ | <p>The site is within close proximity (less than 500m to the north east) to the majority of services. The site is being developed on a Greenfield land so does not qualify as Previously Developed Land (PDL) and does not support the preference for development on PDL as outlined in the RSS and draft Core Strategy. However, because of North Duffield's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p> |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|--|
| 12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings | | |
| <ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? | - | The site is not within 400m of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations. |
| 13. A bio-diverse and attractive natural environment | | |
| <ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? | - | <p>The site is not located in or within close proximity to any designated ecological sites. However it is within approximately 1km of two designated sites - Skipworth Common SSSI/SPC located to the west and the Lower Derwent Valley National Nature Reserved SSSI/SPC/SPA/Ramsar site located to the east of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. Hedgerows define the boundaries of the site, and these may represent potential for wildlife habitats. 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.</p> <p>The site is located on the southern outskirts of the North Duffield. Due to the scale and location of the site it is unlikely that the form and character of North Duffield would be greatly altered, especially if the design of the site takes into consideration the surrounding area.</p> <p>The site is not within close proximity to any watercourses or rivers.</p> |
| <ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? | | |
| <ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? | | |
| <ul style="list-style-type: none"> Will it protect and enhance the District's rivers? | | |
| 14. Minimal pollution levels | | |
| <ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? | ? | <p>The site borders active agricultural land and there is no record of potential or known contamination/pollution. SDC has identified that the site could be affected by a potential noise nuisance due to the working farm to the south of the site.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> |
| <ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? | | |
| <ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? | | |
| <ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|--|
| <i>such pollution?</i> | | |
| 15. Reduce greenhouse gas emissions and a managed response to the effects of climate change | | |
| <ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> | ✓ | Due to the size of the site and the sites close proximity to local services and public transport, the development is likely to have a limited effect on greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP. |
| 16. Reduce the risk of flooding to people and property | | |
| <ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> | ✓ | North Duffield is classified as Flood Zone 1. Therefore allocation of this site would direct development away from flood risk areas and would not lead to development in inappropriate Flood Zones. |
| 17. Prudent and efficient use of resources | | |
| <ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> | - | <p>The site does not qualify as PDL because it is situated on a Greenfield site. However because of North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement for limited Greenfield development. Therefore does not represent an efficient use of land in terms of encouraging development on brownfield land.</p> <p>The site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p> |

West of York Road

Settlement Hierarchy: Designated Service Village

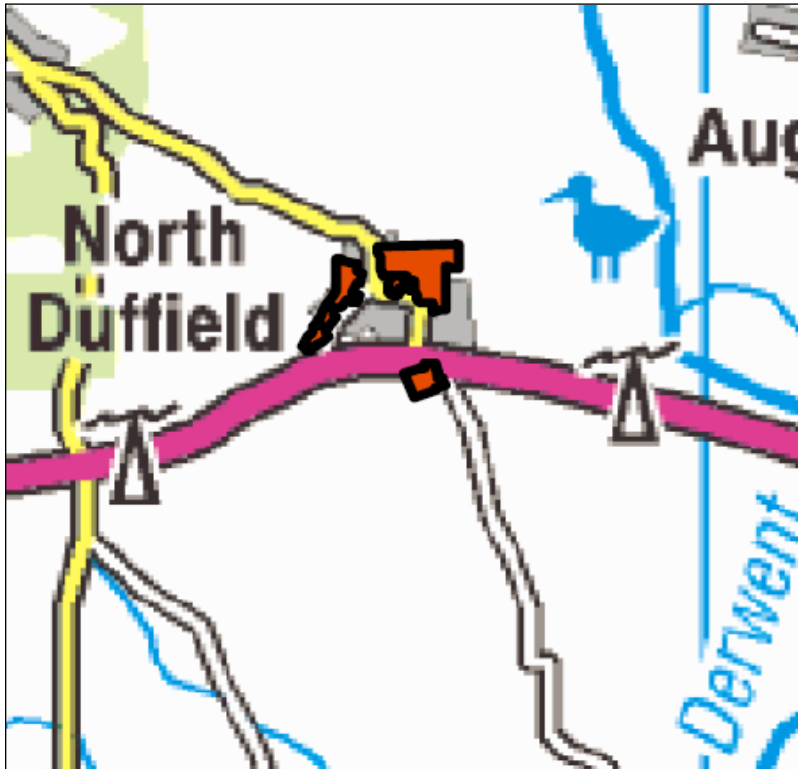
NGR: 468160,437287

Site Area: 3.60

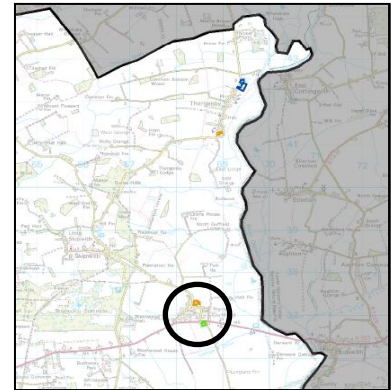
NDUF 005

Developable Area: 3.60 ha

SDC Yield Estimate: 110



Site Plan



| KEY ENVIRONMENTAL CONSTRAINTS | | |
|-------------------------------|---|--------|
| Issue | Comments | Flag |
| ALC/ PDL/ Green Belt | The current land use is vacant grassland. Selby District Council (SDC) has classified the site as a Greenfield. However due to North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development. | Yellow |
| Flood Risk | The site is classified as a Flood Zone 1 so represents a minimal risk of flooding. | Green |
| Transport Access | The site is in close proximity to the North Duffield, The Kings Arms bus stop (approximately within 100-200m to the south east) which is served by a bus route between York and Holme on Spalding Moor and Selby and Bubwith. The site is not currently connected to the highway and would require additional works. | Yellow |
| Community Facilities | The site is in close proximity (approximately 100-200m to the north east) of the central hub of services in North Duffield, including North Duffield Community Primary School, North Duffield Store and Post Office, Kings Arms Public House, village hall and doctors surgery. CLR facilities are within 200-300m distance to the northeast. The North Duffield Methodist Church is approximately 400m to the south of the site. | Green |
| Nature Conservation | There are sites designated for nature conservation within 1km of the site including the Lower Derwent Valley Reserve 950m to the east, which is a SSSI, SAC and SPA and is also designated as a Ramsar site. Additionally, Skipworth Common is 1.3km to the west of the site and is a SSSI and SPA. | Yellow |
| Heritage | There are designated heritage assets within a 1km of the site. | Green |

Sustainability Appraisal

Site Ref: NDUF 005

Site Name: West of York Road, North Duffield.

Site Size: 3.60 Ha site Proposed for Housing

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|---|
| ECONOMIC | | |
| 1. Good quality employment opportunities available to all | | |
| <ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? | - | <p>The site is located on Grade 3 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. North Duffield has been classified as a Designated Service Village Centre and therefore has poor local employment opportunities. Therefore allocation of this site has the potential to increase the need to travel, which is not in accordance the SDCDCS objective. Due to the scale and location of the site, there is the potential that additional strain will be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p> |
| <ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? | | |
| SOCIAL | | |
| 3. Education and training opportunities to build skills and capacities | | |
| <ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? | - | <p>North Duffield Community Primary School is between 200-300m east of the site. SDC has identified the school as having capacity for additional students. 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 towards educational facilities would prevent adverse effects from new housing development at this site.</p> |
| 4. Conditions and services to engender good health | | |
| <ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? | ?/- | <p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Bubwith Surgery (according to NHS choices) which is approximately 2 miles from North Duffield As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site</p> |
| 7. Culture, leisure and recreation activities available to all | | |
| <ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? | - | <p>North Duffield has multiple CLR activities/venues including: an equipped play area, cricket pitch, football pitch, playing field and bowling green. These are situated to the North of North Duffield on York Road, approximately within 100m to the north of the site. In addition, all facilities are well serviced by public transport. Therefore allocation of this site is likely to increase non-car based access to local 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 provision on the site.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p> |
| <ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? | | |
| <ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? | | |
| <ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? | | |
| 8. Quality housing available to everyone | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|---|
| <ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? | ✓ | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p> |
| 9. Local needs met locally | | |
| <ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? | - | The site is to the east of the village adjacent to a residential development. Due to the scale and location of the site, it is unlikely that the form and character of North Duffield would be greatly altered. The small scale of the site would provide limited enlivenment of the village. |
| ENVIRONMENTAL | | |
| 10. A transport network which maximises access whilst minimising detrimental impacts | | |
| <ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? | - | <p>The site is in close proximity to the North Duffield, The Kings Arms bus stop (approximately within 100-200m to the south east) which is served by a bus route between York and Holme on Spalding Moor and Selby and Bubwith</p> <p>North Duffield is classified as a Designated Service Centre but has poor local employment opportunities and facilities but access to higher level of services and employment opportunities in Selby. As a result the need for commuting to neighbouring settlements or out commuting is high, although it would be partially facilitated for by the existing public transport. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> |
| 11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development | | |
| <ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? | ✘ | <p>As aforementioned, the site has been classified as a Designated Service Centre, but has limited local facilities; therefore allocation on the site would not promote the development of communities with accessible services, employment, shops and leisure facilities. The site is currently Greenfield therefore allocation of this site is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality</p> |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|---|
| 12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings | | |
| <ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? | - | The site is not within 1km of any conservation areas or other designated heritage assets and development of the site would therefore have no impact (positive or negative) upon these built heritage designations. |
| 13. A bio-diverse and attractive natural environment | | |
| <ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? | ? | <p>The site is situated within 950m west of National Nature Reserve 'Lower Derwent Valley' which has a number of European and national wildlife designations including Ramsar, SPA SAC and SSSI areas. There is also the 'Skipworth Common' nature reserve 1.3km to the west of the site that has a SSSI and SPA designation.</p> <p>There are intermittent hedgerows and trees on site that define field boundaries within the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not in close proximity to any of the Districts rivers.</p> |
| <ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? | | |
| <ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? | | |
| <ul style="list-style-type: none"> Will it protect and enhance the District's rivers? | | |
| 14. Minimal pollution levels | | |
| <ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? | ?/- | <p>The site is on vacant land and there is no record of potential or known contamination/pollution. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects. The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> |
| <ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? | | |
| <ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? | | |
| <ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|--|
| <i>such pollution?</i> | | |
| 15. Reduce greenhouse gas emissions and a managed response to the effects of climate change | | |
| <ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> | - | Due to the size of the site it is likely to have a negligible effect on greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP. |
| 16. Reduce the risk of flooding to people and property | | |
| <ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> | ✓ | North Duffield is classified as Flood Zone 1 and therefore allocation of this site would therefore direct development away from flood risk areas and would not lead to development in inappropriate Flood Zones. |
| 17. Prudent and efficient use of resources | | |
| <ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> | - | The site is Greenfield and therefore allocation of this site does represent an efficient use of land in terms of encouraging development on Brownfield land. However because of North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use. |

East of York , North Duffield

NDUF 006

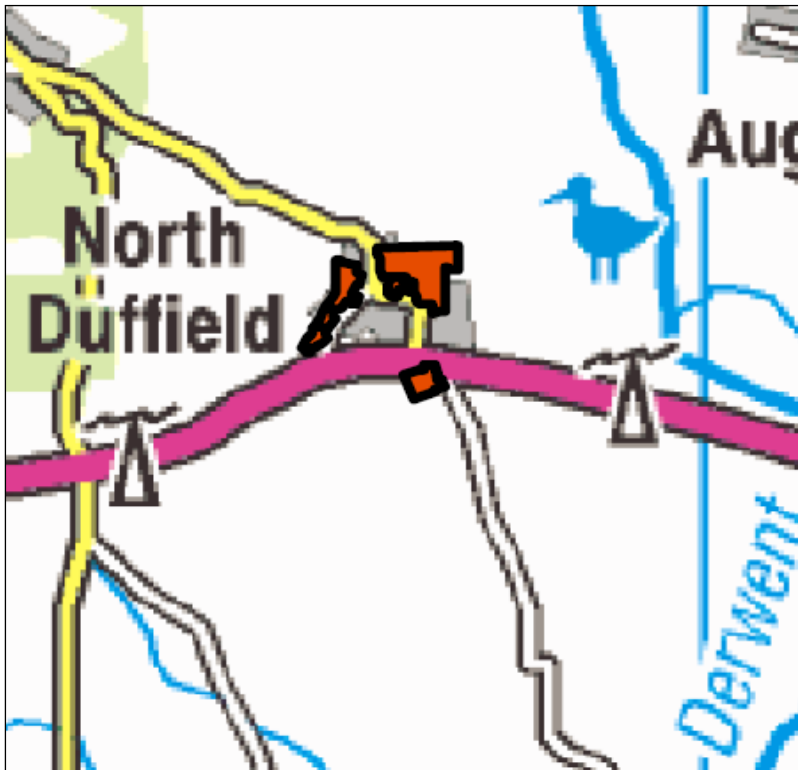
NGR: 468359,437470

Site Area: 1.14ha

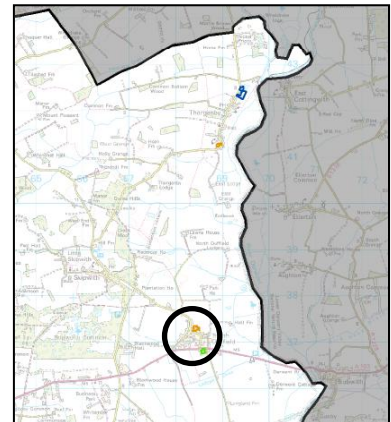
Settlement Hierarchy: Designated Service Village

Developable Area: 1.14 ha

SDC Yield Estimate: 40



Site Plan



| KEY ENVIRONMENTAL CONSTRAINTS | | |
|-------------------------------|--|--------|
| Issue | Comments | Flag |
| ALC/ PDL/ Green Belt | Selby District Council (SDC) defines the land type as Greenfield. The current land use is vacant grassland. However due to North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development. | Yellow |
| Flood Risk | The site is classified as a Flood Zone 1 so represents a minimal risk of flooding. | Green |
| Transport Access | The site is in close proximity to the North Duffield, The Old School House bus stop (approximately within 100m to the south west) which is served by a bus route between York and Holme on Spalding Moor, and Selby and Bubwith. The site would require additional works to be connected to the highway. | Yellow |
| Community Facilities | The site is in close proximity (approximately 100-200m to the north east) of the central hub of services in North Duffield, including North Duffield Community Primary School, North Duffield Store and Post Office, Kings Arms Public House, village hall and doctors surgery. CLR facilities are within 200-300m to the southwest of the site. The North Duffield Methodist Church is approximately 400m to the south of the site. | Green |
| Nature Conservation | There are sites designated for nature conservation within close proximity of the site; 400m to the east is Lower Derwent Valley Reserve which contains a SSSI, SAC and SPA and is also designated a as Ramsar site. | Red |
| Heritage | There are designated heritage assets within a 1km of the site. | Green |

Sustainability Appraisal

Site Ref: CFS061

Site Name: Land Surrounding Field View House, Beech Grove, North Duffield.

Site Size: 1.14 Ha site Proposed for Housing

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|---|
| ECONOMIC | | |
| 1. Good quality employment opportunities available to all | | |
| <ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? | - | <p>The 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. North Duffield has been classified as a Designated Service Village but has poor local employment opportunities but good access to employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel, which is not in accordance the SDCDCS objective. The scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> |
| <ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? | | |
| SOCIAL | | |
| 3. Education and training opportunities to build skills and capacities | | |
| <ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? | - | <p>North Duffield Community Primary School is between 200-300m from the site. SDC has identified the school as having capacity for additional students. 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 towards educational facilities would prevent adverse effects from new housing development at this site.</p> |
| 4. Conditions and services to engender good health | | |
| <ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? | ?/- | <p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Bubwith Surgery (according to NHS choices), which is approximately 2 miles from North Duffield. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site</p> |
| 7. Culture, leisure and recreation activities available to all | | |
| <ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? | ✓ | <p>North Duffield has multiple CLR activities/venues including: an equipped play area, cricket pitch, football pitch, playing field and bowling green. These are situated to the North of North Duffield on York Road, approximately within 100m east of the site. All facilities are well serviced by public transport. Therefore, allocation of this site is likely to increase non-car based access to local CLR activities. Due to the scale of the site there is some potential to help address the shortfall of recreational open space in the district through provision on the site.</p> <p>There are no Public Rights of Way (PRoW) on site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p> |
| <ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? | | |
| <ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? | | |
| <ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|--|--------|---|
| 8. Quality housing available to everyone | | |
| <ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? | ✓ | <p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p> |
| 9. Local needs met locally | | |
| <ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? | - | <p>The site is to the north of the village. Due to the scale and location of the site it is unlikely that the form and character of North Duffield would be greatly altered. The scale and location of the site would provide some limited enlivenment of the village.</p> |
| ENVIRONMENTAL | | |
| 10. A transport network which maximises access whilst minimising detrimental impacts | | |
| <ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? | - | <p>The site is in close proximity to the North Duffield, Old School House bus stop (approximately within 100m to the south) which runs bus services between York and Holme on Spalding Moor and Selby and Bubwith. North Duffield is classified as a Designated Service Centre but has poor local employment opportunities and facilities. As a result the need for commuting to neighbouring settlements or out commuting is high, although it would be partially adequately facilitated by the existing public transport. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> |
| 11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development | | |
| <ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? | - | <p>As aforementioned, the site has been classified as a Designated Service Centre but has minimal local facilities; therefore allocation of this site would promote the development of communities with accessible services, employment, shops and leisure facilities to some extent. The site is currently Greenfield therefore allocation of this site is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality</p> |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|--|
| 12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings | | |
| <ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? | - | <p>The site is not within 1km of any conservation areas or other designated heritage assets and development of the site would therefore have no impact (positive or negative) upon these built heritage designations.</p> |
| 13. A bio-diverse and attractive natural environment | | |
| <ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? | - | <p>The site is situated in close proximity (400m west) of National Nature reserve 'Lower Derwent Valley' which has a number of European and national wildlife designations including Ramsar SPA SAC and SSSI areas. There is also the 'Skipworth Common' nature reserve 1,200m to the west of the site which is designated as a SSSI and SPA. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>There are intermittent hedgerows and trees on site that define field boundaries within the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not in close proximity to any of the Districts rivers.</p> |
| <ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? | | |
| <ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? | | |
| <ul style="list-style-type: none"> Will it protect and enhance the District's rivers? | | |
| 14. Minimal pollution levels | | |
| <ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? | ?/- | <p>The site is on vacant land and there is no record of potential or known contamination/pollution. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects. The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p> |
| <ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? | | |
| <ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? | | |
| <ul style="list-style-type: none"> Will it reduce noise pollution from | | |

| SA OBJECTIVE | EFFECT | COMMENTARY |
|---|--------|---|
| <i>current activities and the potential for such pollution?</i> | | |
| 15. Reduce greenhouse gas emissions and a managed response to the effects of climate change | | |
| <ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> | - | <p>Due to the size and location of the site it is likely to have a negligible effect on greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p> |
| 16. Reduce the risk of flooding to people and property | | |
| <ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> | ✓ | <p>North Duffield is classified as Flood Zone 1 and therefore allocation of this site would direct development away from flood risk areas and would not lead to development in inappropriate Flood Zones.</p> |
| 17. Prudent and efficient use of resources | | |
| <ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield)?</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> | - | <p>The site is Greenfield and therefore allocation of this site does represent an efficient use of land in terms of encouraging development on Brownfield land. However because of North Duffield's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p> |