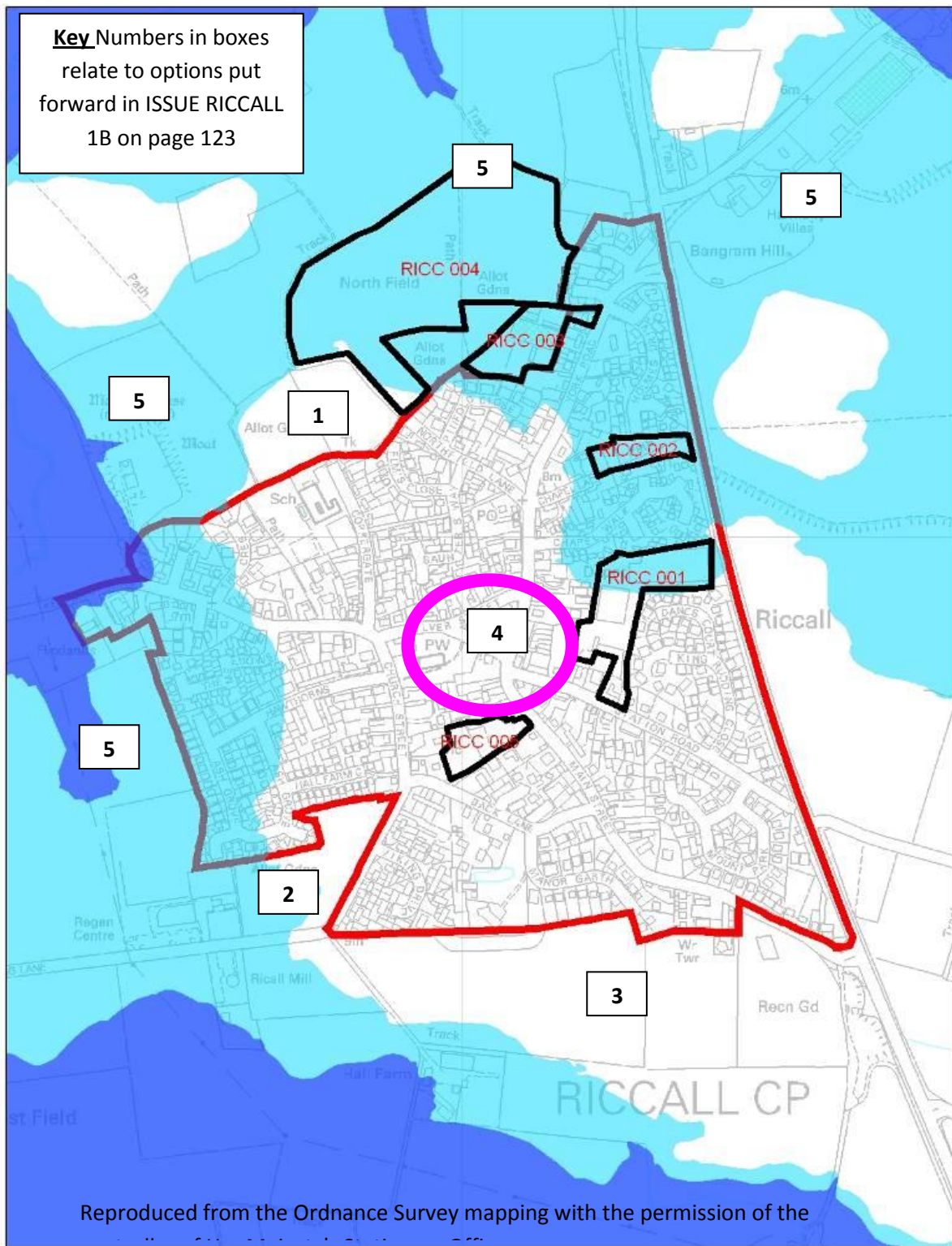


1.18 Riccall



Land off Station Road, Riccall

NGR: 462205

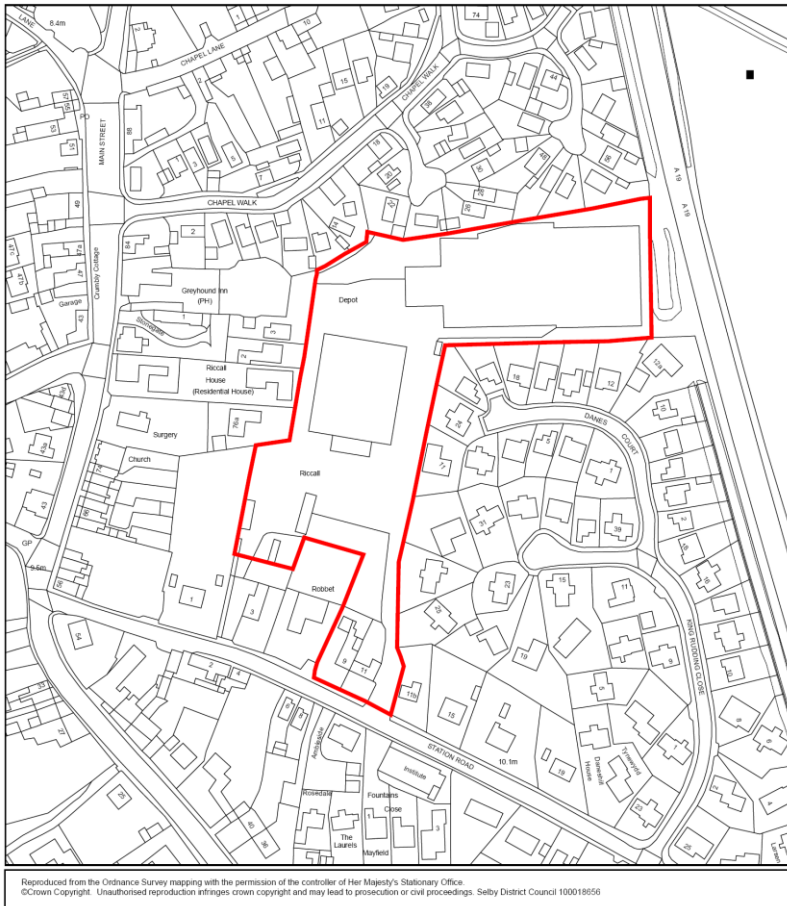
Site Area: 1.46 ha

Settlement Hierarchy: Designated Service Village

RICC 001

Developable Area: 1.46 ha

SDC Yield Estimate: 51



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	Selby District Council (SDC) has classified the site as Previously Developed Land (PDL). The current land use is commercial depot buildings, for the Leaper Bros Ltd, haulage firm. The site is not within a Greenbelt.	Green
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Riccall, Riccall Chapel bus stop (approximately 100m to the west) which is serviced by a bus route between York and Selby. The site is also in close proximity to the Sustrans cycle route providing access to Selby and Barby. The site is connected to the highway.	Green
Community Facilities	Riccall, according to the Village Growth Potential (Core Strategy background Paper No.6) has relatively good access to the jobs and services within Selby and good local services. Community facilities in close proximity to the site include the Riccall Post office, Hare and Hounds public house and Greyhound Inn which are situated on Main Street approximately 100m to the west of the site. Higher levels of services in the nearby principal settlement of Selby are easily accessible via public transport. Riccall Community Primary School is approximately 400-500m to the west of the site and has been identified as having additional capacity.	Yellow
Nature Conservation	There are no sites designated for nature conservation within 400m of the site.	Green
Heritage	Although there are no listed buildings on the site. St Mary's Church (Grade I listed) is approximately 100-200m to the west of the site and the Prebendal and moated Manor House (Grade II*) is approximately 1km to the west of the site.	Red

SUSTAINABILITY APPRAISAL

Site Ref: RICC 001

Site Name: Land off Station Road.

Site Size: 1.46: ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Riccall. 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. Riccall is classified as a Designated Service Village and therefore has minimal local employment opportunities, but relatively good access to Selby. Therefore development of the site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. To minimise damage to the environment due to car usage, SDC should promote sustainable transport, such as car sharing and the use of the existing public transport. However, the scale and location of the site is unlikely to stimulate additional public transport facilities.</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Riccall Community Primary School is approximately 400-500m to the west of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site in the area, and is deemed to have a 'green' suitability status. 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 the Dr McGrann & Partners, Riccall (according to NHS Choices) and is approximately 100m to the south of the site. 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? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	-✓	<p>CLR facilities in close proximity to the site include; Riccall Village Institute (approximately 100m to the south east of the site) and the Regen Centre (approx 1km to the south west of the site). There is an informal CLR site on Landing Lane (approximately 800-900m to the south west of the site). Additional CLR facilities in Selby are accessible via public transport. Therefore this may increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to address the shortfall of recreational open space in the district through on site provision</p> <p>There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The site is in close proximity to the Main Street and centre of Riccall. The removal of the commercial buildings would result in a predominantly residential area along Station Road. The small scale of the site would provide some limited enlivenment of the village.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	-	The nearest public transport facilities are the Riccall Chapel bus stop (approximately within 100m to the west) which is serviced by a bus route between York and Selby. Riccall is classified as a Designated Service Village but has minimal local employment opportunities, but does have good local services. Therefore, the need for out commuting is considered to be moderate but is facilitated by the existing public transport facilities. Furthermore, the Sustrans cycle route is in close proximity to the site providing access to Barby and Selby. However, residents may still need to travel by car to places of employment and to access services and facilities.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 	✓	As aforementioned, the site has access to adequate local services and higher level services in Selby. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as PDL. The site is surrounded by predominately residential uses and would therefore be infill development. The current land use is commercial depot buildings, for the Leaper Bros Ltd, haulage firm. Planning consent has been granted for development at the site for 56 dwellings (pending S106 agreement). Brownfield The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.

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 within 200m of St Mary's Church (Grade I listed) and therefore there is the possibility that allocation of this site may have an impact on the setting of this feature. However, the residential development at this site is unlikely to obstruct the view of this landmark, and there is potential for improvement to the setting due to the removal of the large depot buildings. The Village Design Statement for Riccall outlines that new developments must: not compromise existing views, including the historical landmarks, retain existing trees and include new plantings, and include local details (such as local clamp brickwork, laid in either English or English Garden Wall Bond) at ground level. This would further protect the surrounding area.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to any designated nature conservation areas. 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 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>Due to the sites status as PDL and its current industrial use there is the potential for the presence of ground contamination which would be remediated to facilitate any residential development.</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 within Selby and the wider area. Therefore, there could be associated air quality and noise effects.</p> <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for 		

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

Land between A19 and York Road, Riccall

RICC 002

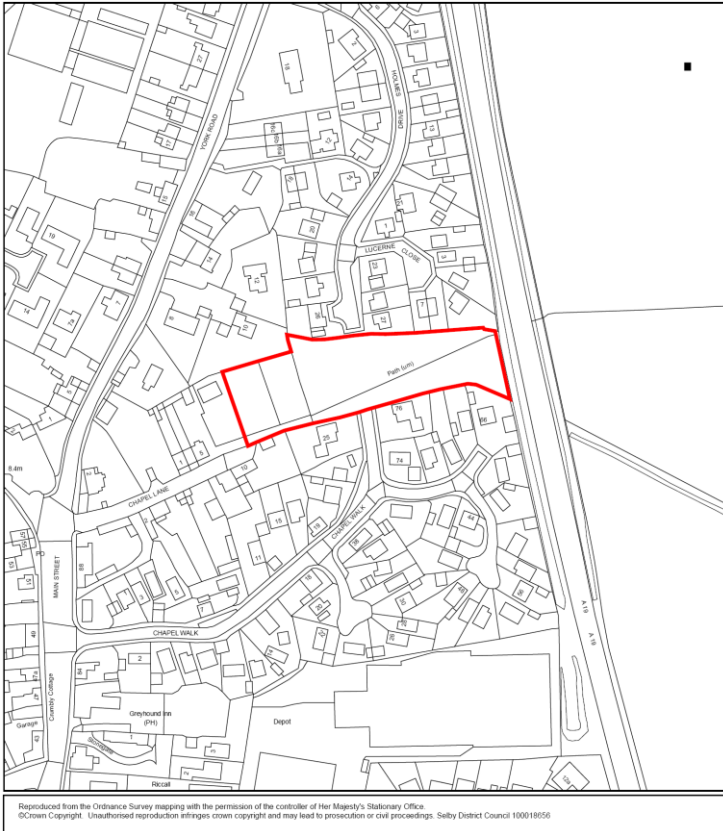
NGR: 462224 438112

Site Area: 0.42 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.42 ha

SDC Yield Estimate: 15



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). The current land use is a paddock, specifically the Kilmartin Plot. The site has been allocated with protected Recreation Open Space (ROS) status, and is bordered on three sides by residential buildings so could represent an area of green open space for these dwellings.	
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	
Transport Access	The nearest public transport facilities are the Riccall, Villa Nurseries bus stop (approximately 100m to the north) which is serviced by a bus route between York and Selby. The site is also in close proximity to the Sustrans cycle route providing access to Selby and Barby. The site is not connected to the highway and may require additional highway works.	
Community Facilities	Riccall has multiple community facilities, the main hub of which is located on Main Street (approximately 300-400m to the south west of the site). These services include Riccall Post office, Hare and Hounds public house and Greyhound Inn. Higher levels of services in the principal settlement of Selby are easily accessible. Riccall Community Primary School is approximately 300-400m to the west of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Although there are no listed buildings on the site, there are several listed buildings within Riccall, including St Mary's Church (Grade I listed) (approx 300-400m to the south west) and the Prebendal and moated Manor House, approximately 1km to the west).	

SUSTAINABILITY APPRAISAL

Site Ref: RICC 002

Site Name: Land between A19 and York Road, Riccall.

Site Size: 0.42 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Riccall. The Selby District Consultation Draft Core Strategy (SDCDS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Riccall is classified as a Designated Service Village but has minimal local employment opportunities, but relatively good access to jobs in Selby. Allocation of this site therefore has the potential to increase the need to travel and commute, so infringes upon the SDCDS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). However, the scale and location of the site is unlikely to stimulate additional public transport facilities.</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-/?	<p>Riccall Community Primary School is approximately 300-400m to the west of the site. SDC has identified the school as having additional capacity. SDC has identified a potential new school site/extension in the area, and is deemed to have a 'green' suitability status according to SDC. It is uncertain whether the site would be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD and therefore require contributions to ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Dr McGrann & Partners, Riccall (according to NHS Choices) and is approximately 400-500m to the south of the site on Main Street. It is uncertain if the site would be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	*	<p>CLR facilities in close proximity to the site include the Riccall Village Institute (approx 300-400m south of the site) and the Regen Centre (approximately 1km to the south west of the site). There is an informal CLR site on Landing Lane (approximately 1km to the south west of the site). Due to the distance away from the site and the lack of public transport facilities to the CLR sites (the nearest bus stop to the Regen Centre is approximately 500m away) CLR activities/venues are likely to be accessed by car. Additional CLR facilities in Selby are accessible via public transport. The size of the site means that, if the site was redeveloped for housing, there is limited potential to address the shortfall of recreational open space throughout the district, through on site provision. The current land use is a paddock, specifically the Kilmartin Plot and the site has been allocated with protected Recreation Open Space (ROS) status. It is bordered on three sides by residential buildings so could represent green open space for these dwellings. There is a Public Rights of Way (PRoW) which runs along the southern boundary of the site. Any development at the site should therefore improve this PRoW. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, contributions could help to ensure suitable provision of recreational facilities in the local area. However, it is considered that overall the loss of this ROS would have an adverse effect.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	<p>The site is located in relatively close proximity (300-400m to the south west) of the centre of Riccall. The site is bordered on three sides by residential buildings. Due to the size of the allocation it is likely to have a minimal effect to the vibrancy of the village centre. However, the loss of ROS could adversely affect the neighbouring properties and those using the PRoW.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	-	<p>The nearest public transport facilities are the Riccall, Villa Nurseries bus stop (approximately 100m to the north) which is serviced by a bus route between York and Selby. Riccall is classified as a Designated Service Village but has minimal local employment opportunities and facilities, but access to higher level services in Selby. Therefore, the need for commuting to neighbouring settlements or out commuting is high and is facilitated for by the existing public transport facilities.</p> <p>Furthermore, the site is also in close proximity to the Sustrans cycle route providing access to Selby and Barby. 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 access to adequate local services and higher level services in Selby and therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the site as a mixture of Greenfield and PDL, therefore allocation of the site is partially encouraging development on Brownfield sites. Due to Riccall'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. Specifically for Riccall, the Village Design Statement outlines that new developments must not compromise existing views, including the historical landmarks, retain existing trees and include new plantings, and include local details (such as local clamp brickwork, laid in either English or English Garden Wall Bond) at ground level.</p>

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

SA OBJECTIVE	EFFECT	COMMENTARY
and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	<p>Although there are no listed buildings on the site, or in close proximity to the site, there are several listed buildings within Riccall, including St Mary's Church (Grade I listed) (approx 300-400m to the south west) and the Prebendal and moated Manor House (Grade II*) (approx 1km to the west). The Village Design Statement for Riccall outlines that new developments must: not compromise existing views, including the historical landmarks, retain existing trees and include new plantings, and include local details (such as local clamp brickwork, laid in either English or English Garden Wall Bond) at ground level. This would further protect the surrounding area.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	*	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has the potential for wildlife due to the presence of shrubs and trees on the boundaries of the site and two larger areas of vegetation to the west and south east of the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not in close proximity (within 400m) to any 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>There is no record of potential or known contamination/pollution at the site. 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. Any development on this site would create a small amount of traffic which is not likely to cause any adverse air quality and noise effects.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		

SA OBJECTIVE	EFFECT	COMMENTARY
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	-	<p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</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>The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.</p>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	*	<p>The site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL. The site has been allocated with protected ROS status, and is bordered on three sides by residential buildings so could represent an area of green open space for these dwellings. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

Land Rear of 31 York Road, Riccall

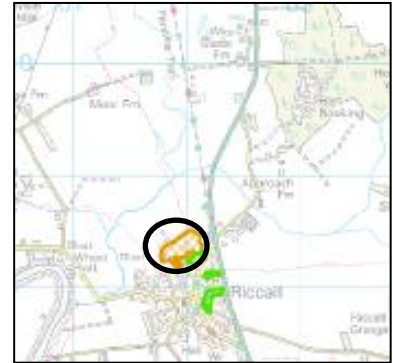
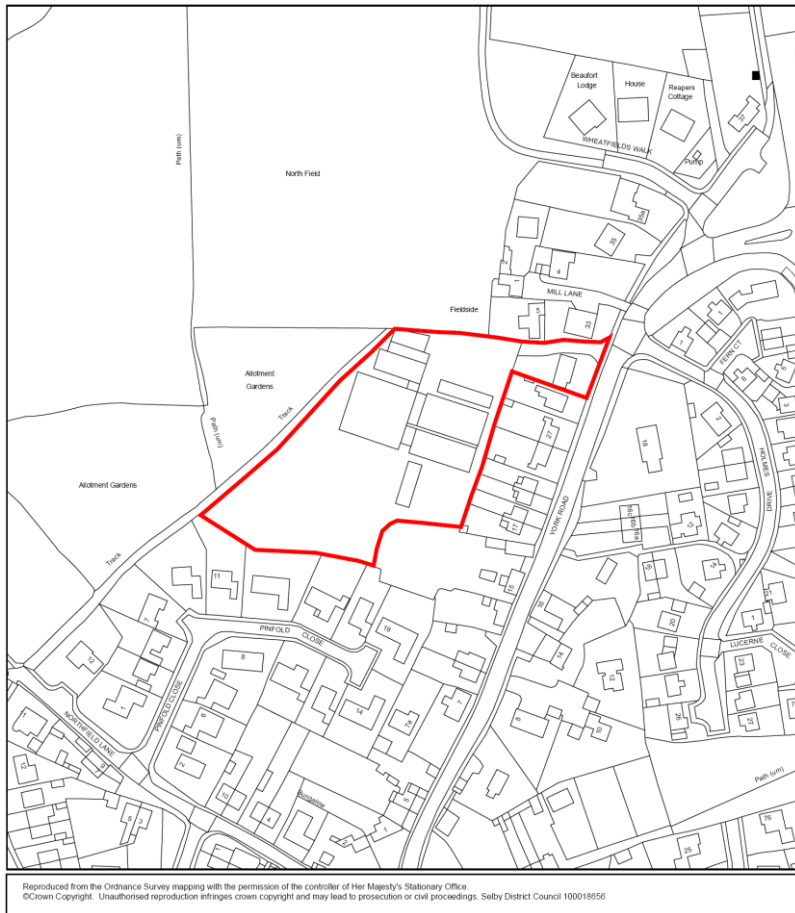
RICC 003

NGR: 462083 438259

Site Area: 0.85 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 0.85 ha
SDC Maximum Yield Estimate: 30



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 plant nursery and gardens. Selby District Council (SDC) classifies the land as a mixture of Greenfield and PDL. Due to Riccall's status as a Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Riccall, Villa Nurseries bus stop (approximately 100m to the east) which is serviced by a bus route between York and Selby. There is also a Sustrans route close to the site providing access to Selby. The site is connected to the highway but may require additional works.	Green
Community Facilities	Riccall has multiple community facilities, the main hub of which is located on Main Street (approximately 300-400m to the south of the site). These services include the Riccall Post office, Hare and Hounds public house and Greyhound Inn. Higher levels of services in the principle settlement of Selby are easily accessible. Riccall Community Primary School is approximately 400-500m to the south of the site and has been identified as having additional capacity.	Green
Nature Conservation	There are no site designated for nature conservation within 400m of the site,	Green
Heritage	Although there are no listed buildings on the site, there are several listed buildings within Riccall, including St Mary's Church (Grade I listed) (approximately 400-500m to the south) and the Prebendal and moated Manor House (Grade II*) (approximately 1km to the west).	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: RICC 003

Site Name: Land Rear of 31 York Road, Riccall.

Site Size: 0.85 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>Riccall is an area that has experienced economic decline, due to the closure of the Riccall mine in 2004. The site is occupied by an existing business. Therefore, residential development of this site could result in the loss of this employment opportunity in the village, unless relocated locally.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Riccall.</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. Riccall is classified as a Designated Service Village but has minimal local employment opportunities, but relatively good access to the jobs in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Riccall Community Primary School is approximately 400-500m to the south of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site in the area, and is deemed to have a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, and 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 Dr McGrann & Partners, Riccall (according to NHS Choices) and is approximately 500-600m to the south of the site on Main Street.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure 	*	<p>CLR facilities in close proximity to the site include; Riccall Village Institute (approximately 500-600m to the south east of the site) and the Regen Centre (approx 1km to the south west of the site). There is an informal CLR site on Landing Lane (approximately 800-900m to the south west of the site). Due to the distance from the site and the lack of public transport facilities to the CLR sites (the nearest bus stop to the Regen Centre is approx 500m away) CLR activities/venues are likely to be accessed by car. Additional CLR facilities in Selby are accessible via public transport.</p> <p>Due to the scale of the allocation there is limited potential to help address the shortfall of recreational open space in the district through on site provision. There is a Public Rights of Way (PRoW) close to the south western corner of the site. Any development at the site should improve and connect to the PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more, the adopted Developer Contributions SPD would help to</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		ensure suitable provision of recreational facilities in the local area.
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	-	The site is located in relatively close proximity (400-500m to the south east) of the centre of Riccall. The site is bordered on two sides by residential buildings. The small scale of the site would provide some limited enlivenment of the village.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	-	<p>The nearest public transport facilities are the Riccall, Villa Nurseries bus stop (approximately 100m to the east) which is serviced by a bus route between York and Selby. Riccall is classified as a Designated Service Village but has minimal local employment opportunities and facilities, but has access to higher level services in Selby. It is therefore considered that the need for commuting to neighbouring settlements or out commuting would be high and is partially facilitated for by the existing public transport facilities. There is also a Sustrans route close to the site providing access to Selby. However, residents may still need to travel by car to places of employment and to access services and facilities. However, the scale and location of the site is unlikely to stimulate additional public transport facilities.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned the site has some local services and access to higher level services in Selby. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as a mixture of Greenfield and PDL. The current land use is gardens and nurseries, therefore allocation of the site is partially encouraging the development of a Brownfield site. Due to Riccall'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. Specifically for Riccall, the Village Design Statement outlines that new developments must: not compromise existing views, including the historical landmarks, retain existing trees and include new plantings, and include local details (such as local clamp brickwork, laid in either English or English Garden Wall Bond) at ground level.</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>Although there are no listed buildings on the site, there are several listed buildings within Riccall, including St Mary's Church (Grade I listed) (approx 400-500m to the south) and the Prebendal and moated Manor House (Grade II*) (approx 1km to the west). The Riccall Village Design Statement has highlighted that no development should affect the historical features and visual enhancement must always be of paramount importance.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. There is the potential for wildlife on the site due to the presence of hedgerows that define the boundaries and split the site. The Village Design Statement states that the preservation of existing hedgerows would be a priority. 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 draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. Specifically for Riccall, the Village Design Statement outlines that new developments must: not compromise existing views, including the historical landmarks, retain existing trees and include new plantings, and include local details (such as local clamp brickwork, laid in either English or English Garden Wall Bond) at ground level.</p>
<ul style="list-style-type: none"> • Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> • Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> • Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> • Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC have no record of potential or known contamination/pollution. 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> <p>Any development on this site would create a small amount of traffic which is not likely to cause any adverse air quality and noise effects.</p>
<ul style="list-style-type: none"> • Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce noise pollution from 		

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, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	<p>The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	-	<p>The site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL therefore the site partially utilises Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Land North of Riccall

NGR: 461972 438355

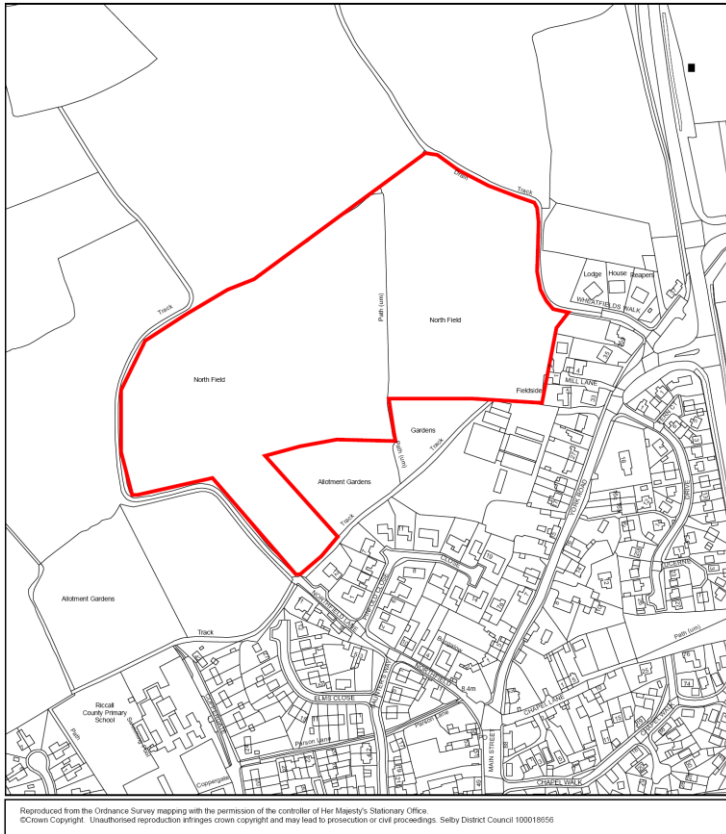
Site Area: 6.3 ha

Settlement Hierarchy: Designated Service Village

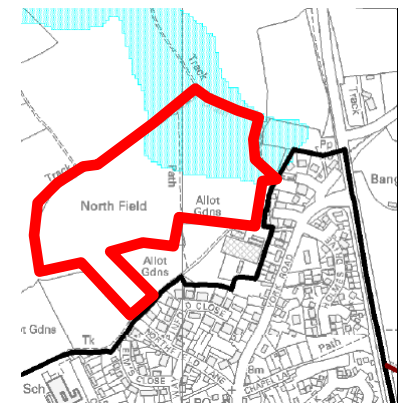
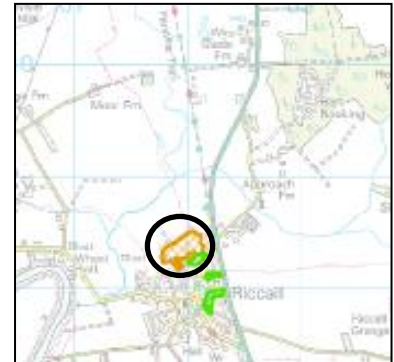
RICC 004

Developable Area: 6.3 ha

SDC Yield Estimate: 220



Site Plan



Strategic Flood Risk Assessment
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. The site has a Grade 3 Agricultural Land Classification (ALC). Selby District Council (SDC) classifies the land as Greenfield and the site is currently used for agricultural uses. Due to Riccall's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 and 2 so there is a minimal to moderate risk of flooding.	Yellow
Transport Access	The nearest public transport facilities are the Riccall, Villa Nurseries bus stop (approximately 100-200m to the east) which is serviced by a bus route between York and Selby. There is also a Sustrans route close to the site providing access to Selby. The site is connected to the highway network but may require additional works.	Yellow
Community Facilities	Riccall has multiple community facilities, the main hub of which is located on Main Street (approximately 400-500m to the south of the site). These services include the Riccall Post office, Hare and Hounds public house and Greyhound Inn. Higher levels of services in the principle settlement of Selby are easily accessible. Riccall Community Primary School is approximately 100-200m to the south of the site and has been identified as having additional capacity.	Green
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	Although there are no listed buildings on the site, there are several listed buildings within Riccall, including St Mary's Church, a Grade I listed building (approximately 500-600m to the south) and the Prebendal and moated Manor House, a Grade II* listed building (approximately 100-200m to the west).	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: RICC 004

Site Name: Land North of Riccall.

Site Size: 6.3 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	*	<p>The site is located on Grade 3 agricultural land. Although not considered to be the best quality agricultural land, it is currently in agricultural use and the loss of this land could have a negative impact on the agricultural economy of the local area. Riccall is an area that has experienced economic decline, due to the closure of the Riccall mine in 2004. Due to the scale of the site there is the potential to stimulate the local economy in Riccall. 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. Riccall is classified as a Designated Service Village but has minimal local employment opportunities and relatively good access to the jobs in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
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>Riccall Community Primary School is approximately 100-200m to the south of the site. SDC has identified the school as having additional capacity. SDC have identified a new school in the area, and is deemed to have a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Dr McGrann & Partners, Riccall (according to NHS Choices) and is approximately 500-600m to the south of the site on Main Street. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public 	-	<p>The two main formal CLR facilities within Riccall are the, Riccall Village Institute (approx 500-600m south east of the site) and the Regen Centre (approx over 1km to the south west of the site). There is an informal CLR site on Landing Lane (approx over 1km to the south west of the site). Due to the distance and the lack of public transport facilities to the CLR sites (the nearest bus stop to the Regen Centre is approx 500m away); CLR activities/venues are likely to be accessed by car. Additional CLR facilities in Selby are accessible via public transport.</p> <p>There is a Public Rights of Way (PRoW) that runs through the centre of the site. Any development at the site should provide improvements and connections to this PRoW.</p> <p>There could be potential to provide recreational open space on the site as part of any development proposals. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, contributions would</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		help to ensure suitable provision of recreational facilities in the local area.
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	*	The site is located on the western outskirts of the town approximately 300-400m from the centre of Riccall. In addition, the site is adjacent to several allotment sites that present a barrier between the site and rest of Riccall and therefore the site is not well connected to the existing settlement.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	-	<p>The nearest public transport facilities are the Riccall, Villa Nurseries bus stop (approximately 100m to east of the site) which is serviced by a bus route between York and Selby. Riccall is classified as a Designated Service Village but has minimal local employment opportunities and facilities but access to higher level services in Selby. Therefore, the need for commuting to neighbouring settlements or out commuting is considered to be high and is facilitated for by the existing public transport facilities. There is also a Sustrans route close to the site providing access to Selby. Due to the scale of the allocation, it could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services if necessary. However, residents may still need to travel by car to places of employment and to access services and facilities.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	✓	<p>As aforementioned the site has some local services and access to higher level services in Selby. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as a Greenfield land comprising of Grade 3 agricultural land. Allocation of the site would therefore not encourage the development on Brownfield sites. However, because of Riccall'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. Specifically for Riccall, the Village Design Statement outlines that new developments must: not compromise existing views, including the historical landmarks, retain existing trees and include new plantings, and include local details (such as local clamp brickwork, laid in either English or English Garden Wall Bond) at ground level.</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 listed Prebendal and moated Manor House (Grade II*) is in close proximity to the site (approximately 100-200m to the west). Due to the close proximity to this designated feature there is the potential for development of this scale to affect its setting. The Riccall Village Design Statement has highlighted that no development should affect the historical features, and visual enhancement must always be of paramount importance. The design and layout of development at the site would need to respect the setting of the Prebendal and moated Manor House. Specifically for Riccall, the Village Design Statement outlines that new developments must: not compromise existing views, including the historical landmarks, retain existing trees and include new plantings, and include local details (such as local clamp brickwork, laid in either English or English Garden Wall Bond) at ground level.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. The site has potential for wildlife due to the presence of thorn hedgerows that surround the site. The Village Design Statement states that the preservation of existing hedgerows would be a priority. 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 draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. Specifically for Riccall, the Village Design Statement outlines that new developments must: not compromise existing views, including the historical landmarks, retain existing trees and include new plantings..</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC have no record of potential or known contamination/pollution. 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> <p>Any development on this site would create a small amount of traffic which is not likely to cause any adverse air quality and noise effects.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>such pollution?</i>		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	-	<p>Due to the sites size and location there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	?	<p>The site is classified as Flood Zone 1 and 2. Therefore it is only partially directing development away from flood risk areas. Where possible, residential development should be focused in Flood Zone 1, with areas of open space located in Flood Zone 2. Suitable mitigation measures would need to be incorporated. Sustainable drainage measures should be implemented to address flood risk, enhance biodiversity and improve water quality.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	-	<p>The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a Greenfield, however due to Riccall's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>