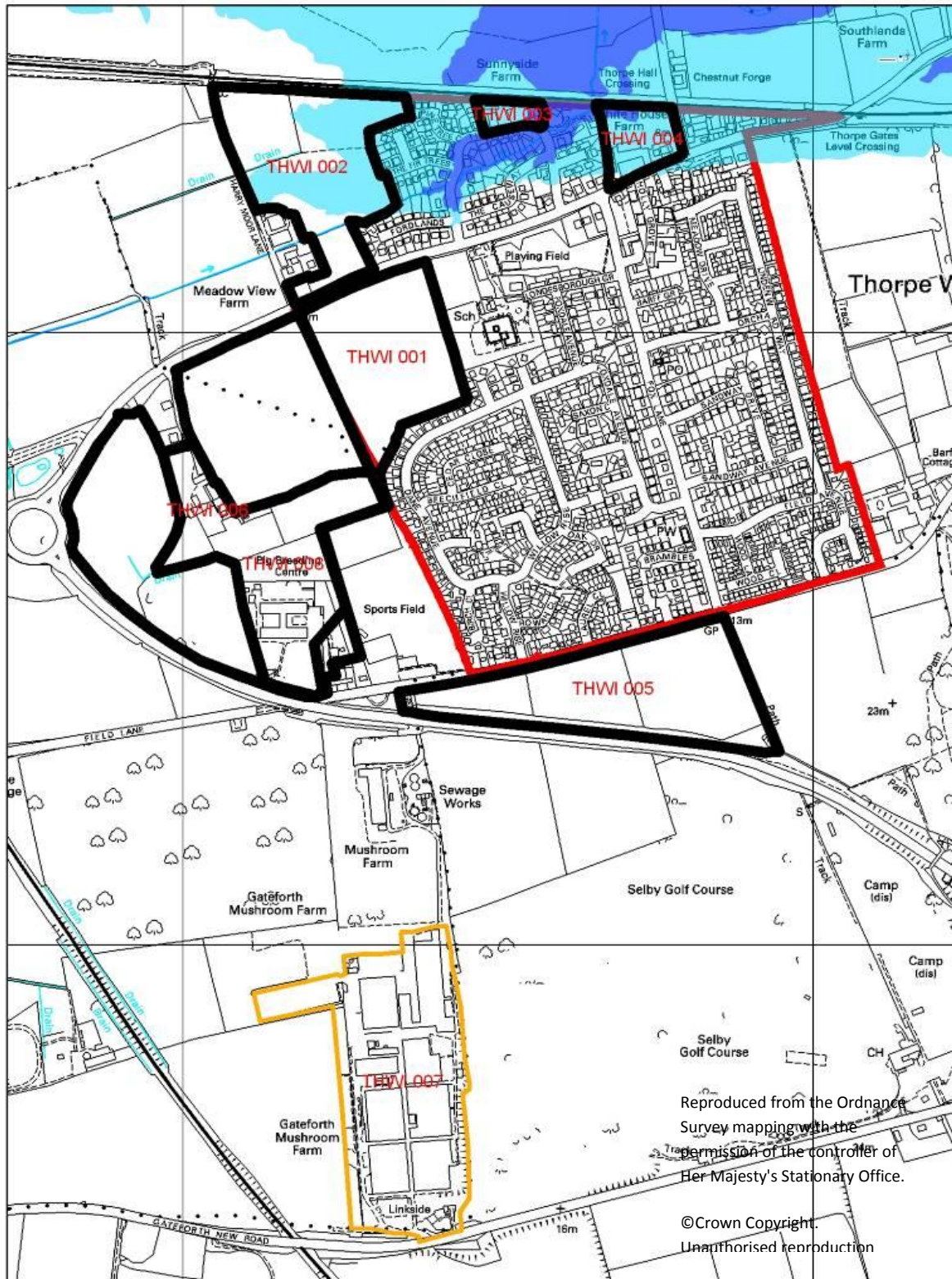


## 1.20 Thorpe Willoughby



# Land South of Leeds Road, Thorpe Willoughby

**THWI 001**

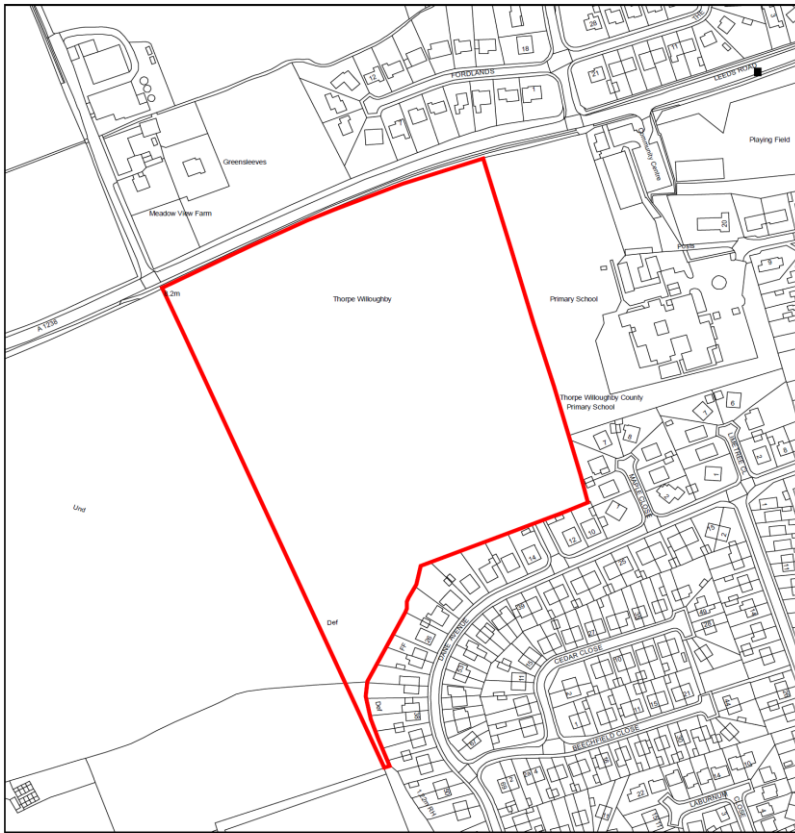
NGR: 457349 430979

Site Area: 4.9 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 4.9 ha

SDC Yield Estimate: 172



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**Site Plan**

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The current land use is agricultural land. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Thorpe Willoughby's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Thorpe Willoughby, The Fox bus stop (approximately 100-200m to the east) which is serviced by a bus route between Sherburn-in-Elmet and Selby. The site is connected to the highway but may require additional highway works, which could include improvements to the existing A63 roundabout, to accommodate new traffic that allocation to the site could create.	Yellow
Community Facilities	Thorpe Willoughby has multiple community facilities that include the Thorpe Willoughby Post Office, Fox Lane Stores and Mitchells Fisheries all of which are approximately 500-600m to the south east. There is also the Fox Inn (approximately 100-200m to the east), Saville's Convenience Store, Village Hair and Beauty Store (both of which are approximately 1km to the south) and Barff View Farm Shop (approximately 1-2km to the south east). Higher levels of services in the neighbouring Principle Settlement of Selby (approximately 2-3 miles to the east) are accessible via public transport. Thorpe Willoughby Primary School is approximately within 100m to the east of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	There are no sites designated for nature conservation within 400m of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green

**SUSTAINABILITY APPRAISAL**

Site Ref: THWI 001

Site Name: Land South of Leeds Road, Thorpe Willoughby.

Site Size: 4.9 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul>	?/✓	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area. There are several site allocations being considered in Thorpe Willoughby that are located on agricultural land. Therefore, their cumulative effect could exacerbate any detrimental effects to the agricultural economy of Thorpe Willoughby.</p> <p>Due to the scale of the development there is some potential to stimulate other areas of the economy, and employment opportunities in Thorpe Willoughby. 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. Thorpe Willoughby is classified as a Designated Service Village so has some local employment opportunities, but has good access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, there is some potential that additional strain would be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>
<ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	✓	<p>Thorpe Willoughby Primary School is approximately within 100m to the east of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have 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, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is South Milford, Fox Lane Surgery (according to NHS Choices) and is approximately 100-200m to the east of the site.</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>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture,</li> </ul>	✓	<p>Thorpe Willoughby has extensive CLR facilities. CLR facilities in close proximity to the site include the Village Hall, Village</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>leisure and recreation (CLR) activities/venues?</i></p> <ul style="list-style-type: none"> <li><i>Will it increase non-car based access to CLR activities?</i></li> <li><i>Will it address the shortfall in recreational open space in the district?</i></li> <li><i>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i></li> </ul>		<p>Green and two adjoined equipped play areas approximately 100-200m to the east. There are also sports pitches (football, cricket and a playing field) approximately 100-200m to the south. Additional CLR facilities in Selby are accessible via public transport. Therefore allocation of this site has the potential to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is some 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>
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	<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>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>	✓	<p>The site is in close proximity to the centre of Thorpe Willoughby. Therefore the site has the potential to support the vibrancy of Thorpe Willoughby. .Due to the scale of the site, it could provide some enlivenment of the village.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li><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></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	✓	<p>The nearest public transport facilities are the Thorpe Willoughby, The Fox bus stop (approximately 100-200m to the east) which is serviced by a bus route between Sherburn-in-Elmet and Selby. Thorpe Willoughby is classified as a Designated Service Village and therefore has some local employment opportunities, and good local facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low and is adequately facilitated for by existing public transport facilities. Due to the scale of the allocation there is some potential for it to either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development on the site should contribute towards improving pedestrian and cycling 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>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure</i></li> </ul>	-	<p>As aforementioned, the site has adequate 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</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>facilities</i>		leisure facilities.
<ul style="list-style-type: none"> <li>• Will it ensure new development is well designed and appropriate to its setting?</li> </ul>		SDC classifies the land as Greenfield. The current land use is Grade 3 agricultural; therefore allocation of the site is not encouraging the development on Brownfield sites. However because of Thorpe Willoughby's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.
<ul style="list-style-type: none"> <li>• Will it encourage the development of Brownfield sites?</li> </ul>		The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
<b>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</b>		
<ul style="list-style-type: none"> <li>• 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?</li> </ul>	-	The site is not within 1km of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>• Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>		The site is not situated in or in close proximity to a designated nature conservation area. The site has minimal potential for wildlife due to its land use as active agricultural land but contains the following features; thorn hedgerows defining all the boundaries, with the exception of the west. 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.
<ul style="list-style-type: none"> <li>• Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</li> </ul>		
<ul style="list-style-type: none"> <li>• 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?</li> </ul>	✓	
<ul style="list-style-type: none"> <li>• Will it protect and enhance the District's rivers?</li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>• Will it clean up contaminated land to the appropriate standard?</li> </ul>	?	SDC hold no records of potential or known contamination/pollution. As a result the effect of the site on contamination is unknown.
<ul style="list-style-type: none"> <li>• Will it reduce air pollution from current</li> </ul>		The site has been identified by SDC as being affected by potential noise pollution due to the A63, which is adjacent to the

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>activities and the potential for such pollution?</i></p> <ul style="list-style-type: none"> <li><i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>		<p>northern boundary. 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. Any development would need to include appropriate mitigation measures.</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 effects.</p>
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from transport?</i></li> <li><i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li><i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li><i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul>	?	<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. 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>
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce risk from flooding?</i></li> <li><i>Will it direct development away from flood risk areas?</i></li> <li><i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>	✓	<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>
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li><i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in</i></li> </ul>	-	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is Grade 3 active agricultural land. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>preference to Greenfield?</i></p> <ul style="list-style-type: none"> <li><i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>		<p>According to SDC, there are three Groundwater Protection Zones (GPZ) on the site. 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 Leeds Road, Thorpe Willoughby

**THWI 002**

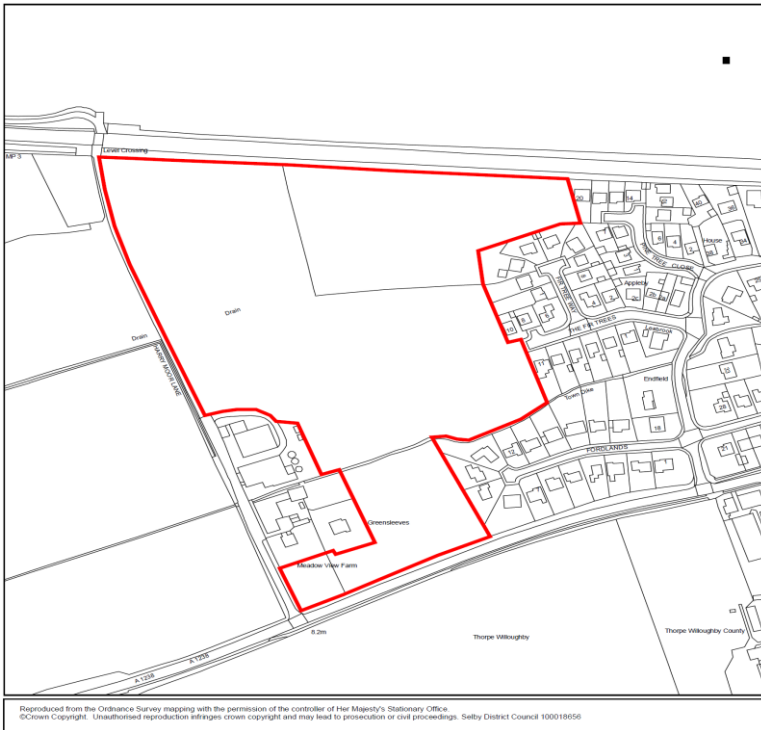
NGR: 457212 431258

Site Area: 6.03 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 6.03 ha

SDC Yield Estimate: 211



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**Site Plan**

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). The current land use is agricultural land. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Thorpe Willoughby'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 majority of the site is classified as being in a Flood Zone 1 so represents a minimal risk of flooding. An International Drainage Board Managed Watercourse runs through the site and land adjacent to it has a Flood Zone 3a classification.	
Transport Access	The nearest public transport facilities are the Thorpe Willoughby, The Fox bus stop (approximately 100-200m to the east) which is serviced by a bus route between Sherburn-in-Elmet and Selby. The site is connected to the highway but may require additional works, which could include improvements to the existing A63 roundabout, to accommodate additional traffic generation from the site. Access may also need to be created from Lime Tree Close and The Fir Trees (eastern boundary) and Harry Moor Lane (western boundary).	
Community Facilities	Thorpe Willoughby has multiple community facilities that include the Thorpe Willoughby Post Office, Fox Lane Stores and Mitchells Fisheries all of which are approximately 500-600m to the south east. There is also the Fox Inn (approximately 100-200m to the east), Saville's Convenience Store, Village Hair and Beauty Store (both of which are approximately 1km to the south) and Barff View Farm Shop (approximately 1-2km to the south east). Higher levels of services in the neighbouring Principle Settlement of Selby (approximately 2-3 miles to the east) are accessible via public transport. Thorpe Willoughby Primary School is approximately within 100m to the east of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site.	
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	



**SUSTAINABILITY APPRAISAL**

Site Ref: THWI 002

Site Name: Land North of Leeds Road, Thorpe Willoughby.

Site Size: 6.03 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul>	-	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area. There are several site allocations being considered in Thorpe Willoughby that are located on agricultural land. Therefore, their cumulative effect will exacerbate any detrimental effects to the agricultural economy of Thorpe Willoughby.</p> <p>Due to the scale of the development there is the potential to stimulate other areas of the economy, and employment opportunities in Thorpe Willoughby. 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. Thorpe Willoughby is classified as a Designated Service Village so has some local employment opportunities, but has good access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, there is the potential that additional strain would be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. 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"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Thorpe Willoughby Primary School is approximately within 100m to the east of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC.</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 educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is South Milford, Fox Lane Surgery (according to NHS Choices) and is approximately 100-200m to the east of the site.</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>

SA OBJECTIVE	EFFECT	COMMENTARY
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> </ul>	✓	<p>Thorpe Willoughby has extensive CLR facilities. CLR facilities in close proximity to the site include the Village Hall, Village Green and two adjoined equipped play areas approximately 100-200m to the east. There are also sports pitches (football, cricket and a playing field) approximately 100-200m to the south. Additional CLR facilities in Selby are accessible via public transport. 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 some 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"> <li>Will it increase non-car based access to CLR activities?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it address the shortfall in recreational open space in the district?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</li> </ul>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> <li>Will it increase the use of sustainable design and sustainable building materials in construction?</li> </ul>	✓	<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>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	✓	<p>The site is in on the north western outskirts of Thorpe Willoughby, however remains in close proximity to the central hub of service in Thorpe Willoughby. Therefore the site has the potential to support the vibrancy of Thorpe Willoughby. .</p> <p>The scale of the allocation could provide some enlivenment of the village.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>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)?</li> </ul>	✓	<p>The nearest public transport facilities are the Thorpe Willoughby, The Fox bus stop (approximately 100-200m to the east) which is serviced by a bus route between Sherburn-in-Elmet and Selby. Thorpe Willoughby is classified as a Designated Service Village and therefore has some local employment opportunities, and good local facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low however is adequately facilitated for by existing public transport facilities. Due to the scale of the allocation there is some potential for it to either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> <li>Will it improve access to opportunities and facilities for all groups?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>		
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> <li>Will it ensure new development is well designed and appropriate to its setting?</li> <li>Will it encourage the development of Brownfield sites?</li> </ul>	✓	<p>As aforementioned, the site has adequate 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 Greenfield. The current land use is Grade 3 agricultural uses therefore; allocation of the site is not encouraging the development on Brownfield sites. However because of Thorpe Willoughby'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>
<b>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</b>		
<ul style="list-style-type: none"> <li>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?</li> </ul>	-	<p>The site is not within 1km of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.</p>
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> <li>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</li> <li>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?</li> <li>Will it protect and enhance the District's rivers?</li> </ul>	✓	<p>The site is not situated in or in close proximity to a designated nature conservation area. Also the site has potential for wildlife. These include the following features; thorn hedges along the southern and eastern boundaries, intermittent hedgerow and fencing along the northern boundary and a small number of trees. 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>
<b>14. Minimal pollution levels</b>		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> <li>Will it reduce noise pollution from current activities and the potential for such pollution?</li> </ul>	*/*	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown.</p> <p>The site has been identified as being affected by potential noise pollution due to the A63, which is adjacent to the southern boundary, and a railway line adjacent to the northern boundary 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 effects.</p>
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions from transport?</li> <li>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</li> <li>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</li> <li>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</li> </ul>	?	<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. 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>
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce risk from flooding?</li> <li>Will it direct development away from flood risk areas?</li> <li>Will it prevent development in inappropriate development in Flood Zones?</li> </ul>	-	<p>The majority of the site is classified as being in Flood Zone 1 so represents a minimal risk of flooding. An International Drainage Board Managed Watercourse runs through the site and land adjacent to the site has a Flood Zone 3a classification. Therefore a proportion of the site could be undevelopable.</p>
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</li> <li>Will it ensure that new development</li> </ul>	*	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is active agricultural land. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, there are three Groundwater Protection Zones (GPZ) on the site. 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>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>exists within the constraints of the District's water resource?</i>		

# Sunnyside Farm, Fir Tree Lane, Thorpe Willoughby

**THWI 003**

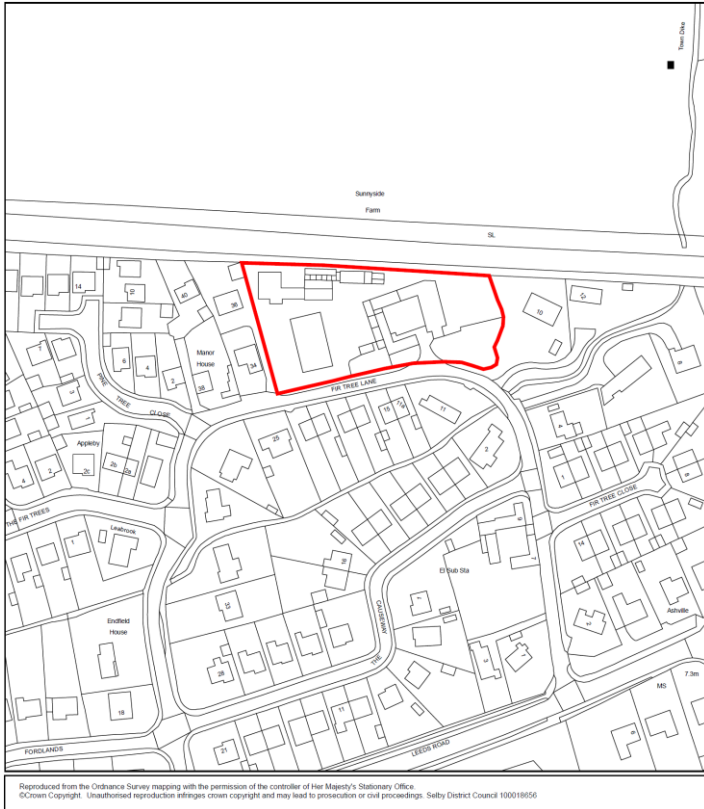
**NGR: 457517 431353**

**Site Area: 0.41 ha**

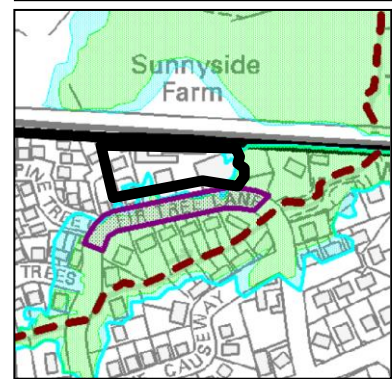
**Settlement Hierarchy: Designated Service Village**

**Developable Area: 0.41 ha**

**SDC Yield Estimate: 14**



**Site Plan**



**Strategic Flood Risk Assessment  
Flood Zone Mapping**

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). 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 is predominantly a farmhouse and other farm buildings, so would be classified as Brownfield land, connected by a small amount of Greenfield land.	
Flood Risk	Areas to the south and east of the development are situated in Flood Zone 2 and 3a so there is a moderate to high risk of flooding. The remainder of the site is classified as being in a Flood Zone 1, so there is a minimal risk of flooding. The site is adjacent to an Internal Drainage Board Managed Watercourse and there have also been incidents of sewer flooding.	
Transport Access	The nearest public transport facilities are the Thorpe Willoughby, The Fox bus stop (approximately within 100m to the south) which is serviced by a bus route between Sherburn-in-Elmet and Selby. The site is connected to the highway but may require additional works.	
Community Facilities	Thorpe Willoughby has multiple community facilities that include the Thorpe Willoughby Post Office, Fox Lane Stores and Mitchells Fisheries all of which are approximately 400-500m to the south. There is also the Fox Inn (approximately within 100m to the south), Saville's Convenience Store, Village Hair and Beauty Store (both of which are approximately 1km to the south) and Barff View Farm Shop (approximately 1-2km to the south east). Higher levels of services in the neighbouring Principle Settlement of Selby (approximately 2-3 miles to the east) are accessible via public transport. Thorpe Willoughby Primary School is approximately within 100-200m to the south of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site.	
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	

**SUSTAINABILITY APPRAISAL**

Site Ref: THWI 003

Site Name: Sunnyside Farm, Fir Tree Lane, Thorpe Willoughby.

Site Size: 0.41 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Thorpe Willoughby. 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. Thorpe Willoughby is classified as a Designated Service Village so has some local employment opportunities, but has good access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon 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). Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities. Therefore access to opportunities and facilities for all groups should not be affected.</p>
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Thorpe Willoughby Primary School is approximately within 100-200m to the south of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. 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 educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is South Milford, Fox Lane Surgery (according to NHS Choices) and is approximately 100-200m to the south of the development. 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>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</li> </ul>	✓	<p>Thorpe Willoughby has extensive CLR facilities. CLR facilities in close proximity to the site include the Village Hall, Village Green and two adjoined equipped play areas approximately 100-200m to the south. There are also sports pitches (football, cricket and a playing field) approximately 500-600m to the south. Additional CLR facilities in Selby are accessible via public transport. Therefore allocation on this site 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.</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
<b>8. housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> <li>Will it increase the use of sustainable design and sustainable building materials in construction?</li> </ul>	✓	<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>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	-	<p>Due to the scale and location of the site, allocation is unlikely to support the vibrancy of Thorpe Willoughby. However, the small scale of the site would provide some limited enlivenment of the village.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>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)?</li> </ul>	✓	<p>The nearest public transport facilities are the Thorpe Willoughby, The Fox bus stop (approximately within 100m to the south) which is serviced by a bus route between Sherburn-in-Elmet and Selby. Thorpe Willoughby is classified as a Designated Service Village and therefore has some local employment opportunities, and good local facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low and is adequately facilitated for by existing public transport facilities. However, residents may still need to travel by car to places of employment, and to access services and facilities. Any development at the site should contribute towards improving pedestrian and cycling facilities.</p>
<ul style="list-style-type: none"> <li>Will it improve access to opportunities and facilities for all groups?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>		
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> </ul>	✓	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as a mixture of Greenfield and PDL. The current land is predominantly a farmhouse and other farm buildings, so would be classified as Brownfield land, connected by a small amount of Greenfield land, therefore it could be deemed as encouraging the development on Brownfield sites. However because of Thorpe Willoughby's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<ul style="list-style-type: none"> <li>Will it ensure new development is well designed and appropriate to its setting?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it encourage the development of Brownfield sites?</li> </ul>		
<b>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</b>		
<ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of</li> </ul>	-	<p>The site is not within 1km of any conservation areas or other designated heritage assets.</p>



SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>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></p>		
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> </ul>	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. Also the site has minimal potential for wildlife due to the existing land use. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not close proximity (within 400m) to any rivers.</p>
<ul style="list-style-type: none"> <li><i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> </ul>		
<ul style="list-style-type: none"> <li><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></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance the District's rivers?</i></li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li><i>Will it clean up contaminated land to the appropriate standard?</i></li> </ul>	?/*	<p>SDC hold no records of potential or known contamination/pollution. As a result the effect of the site on contamination is unknown.</p> <p>The site has been identified as being affected by potential noise pollution due to the railway line adjacent to the northern boundary 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 effects.</p>
<ul style="list-style-type: none"> <li><i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>		
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from transport?</i></li> </ul>	?	<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. The</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>• Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</li> <li>• Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</li> <li>• Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</li> </ul>		<p>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>
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>• Will it reduce risk from flooding?</li> <li>• Will it direct development away from flood risk areas?</li> <li>• Will it prevent development in inappropriate development in Flood Zones?</li> </ul>	*	<p>Areas to the south and east of the site are situated in Flood Zone 2 and 3a so there is a moderate to high risk of flooding. The remainder of the site is classified as being in a Flood Zone 1, so there is a minimal risk of flooding. The site is adjacent to an Internal Drainage Board Managed Watercourse and also an area where there has been sewer flooding incidents. Allocation to this site would therefore not direct development away from flood risk areas.</p>
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>• Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</li> <li>• Will it ensure that new development exists within the constraints of the District's water resource?</li> </ul>	✓	<p>The site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL. The current land is predominantly a farmhouse and other farm buildings, so would be classified as Brownfield land, connected by a small amount of Greenfield land. Therefore, allocation of this site mostly 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>

# White House Farm, Leeds Road, Thorpe Willoughby

THWI 004

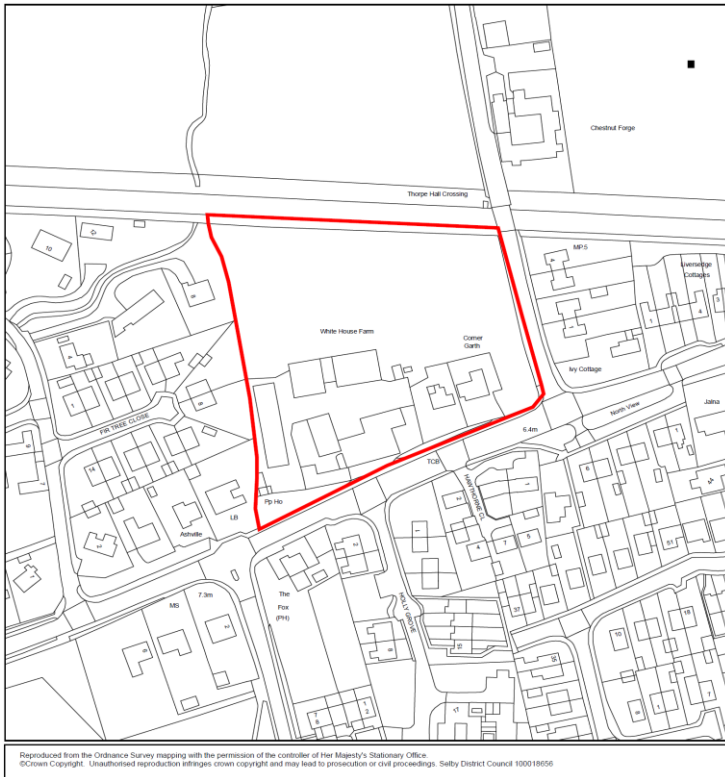
NGR: 457725 431318

Site Area: 1.13 ha

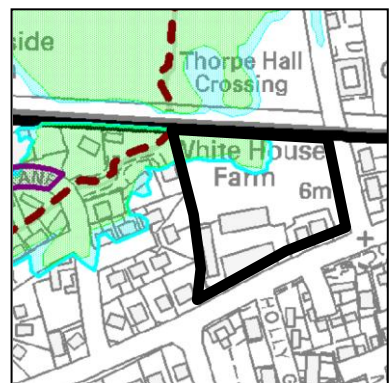
Settlement Hierarchy: Designated Service Village

Developable Area: 1.13 ha

SDC Yield Estimate: 40



Site Plan



Strategic Flood Risk Assessment  
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). The current land use to the south is a combination of residential buildings and buildings associated with agricultural uses. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However due to Thorpe Willoughby'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 predominantly classified as being in Flood Zone 1 so there is a minimal risk of flooding. There is also a small proportion of 3a and 2 to the north of the site, so there is a moderate to high risk of flooding. There is also an Internal Drainage Board Managed Watercourse that borders the north western corner of the site.	
Transport Access	The nearest public transport facilities are the Thorpe Willoughby, The Fox bus stop (approximately within 100m to the south) which is serviced by a bus route between Sherburn-in-Elmet and Selby. The site is connected to the highway but may require additional highway works.	
Community Facilities	Thorpe Willoughby has multiple community facilities that include the Thorpe Willoughby Post Office, Fox Lane Stores and Mitchells Fisheries all of which are approximately 400-500m to the south. There is also the Fox Inn (approximately within 100m to the south), Saville's Convenience Store, Village Hair and Beauty Store (both of which are approximately 1km to the south) and Barff View Farm Shop (approximately 1-2km to the south east). Higher levels of services in the neighbouring Principle Settlement of Selby (approximately 2-3 miles to the east) are accessible via public transport. Thorpe Willoughby Primary School is approximately within 100-200m to the south west of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site.	
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	

**SUSTAINABILITY APPRAISAL**

Site Ref: THWI 004

Site Name: White House Farm, Leeds Road, Thorpe Willoughby.

Site Size: 1.13 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul>	-	<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. There are several proposed sites in Thorpe Willoughby that are located on agricultural land. Therefore, their cumulative effect will exacerbate any detrimental effects to the agricultural economy of Thorpe Willoughby.</p> <p>Due to the scale of the development it is unlikely to significantly stimulate the economy and employment opportunities in Thorpe Willoughby. 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. Thorpe Willoughby is classified as a Designated Service Village so has some local employment opportunities, but has good access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities.</p>
<ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Thorpe Willoughby Primary School is approximately within 100-200m to the south west of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is South Milford, Fox Lane Surgery (according to NHS Choices) and is approximately 100-200m to the south of the site.</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>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> </ul>	✓	<p>Thorpe Willoughby has extensive CLR facilities. CLR facilities in close proximity to the site include the Village Hall, Village Green and two adjoined equipped play areas approximately 100-200m to the south. There are also sports pitches (football, cricket and a playing field) approximately 500-600m to the south west. Additional CLR facilities in Selby are accessible via public transport. Therefore allocation of this site 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.</p> <p>There are two Public Rights of Way (PRoW) that runs from the south to the southeast of the site and also the west to the east. Any development could contribute to improvements to these PRoW and should also provide connectivity to these routes. .</p>
<ul style="list-style-type: none"> <li>Will it increase non-car based access to CLR activities?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it address the shortfall in recreational open space in the district?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it improve and extend the Public</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		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.
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	<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>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>	-	Due to the scale and location of the site, allocation is unlikely to support the vibrancy of Thorpe Willoughby. However, the small scale of the site would provide some limited enlivenment of the village..
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li><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></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	✓	<p>The nearest public transport facilities are the Thorpe Willoughby, The Fox bus stop (approximately within 100m to the south) which is serviced by a bus route between Sherburn-in-Elmet and Selby. Thorpe Willoughby is classified as a Designated Service Village and therefore has some local employment opportunities, and good local facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low and is adequately facilitated for by existing public transport facilities. However, residents may still need to travel by car to places of employment, and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>	✓	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as a mixture of Greenfield and PDL. The current land use to the south is a combination of agricultural and residential buildings (Brownfield land), the northern area is agricultural land. Therefore allocation of this site is only partially encouraging the development on Brownfield sites. However because of Thorpe Willoughby's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<b>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</b>		
<ul style="list-style-type: none"> <li>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?</li> </ul>	-	The site is not within 1km of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>	-	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 the thorn hedgerows on all of the boundaries apart from the southern, and also limited amounts of trees and shrubs. 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.
<ul style="list-style-type: none"> <li>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</li> </ul>		
<ul style="list-style-type: none"> <li>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?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>	?/*	SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown. The site has been identified as being affected by potential noise pollution due to the railway line adjacent to the northern boundary of the site. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore 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 effects.
<ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>such pollution?</i>		
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li>• <i>Will it reduce greenhouse gas emissions from transport?</i></li> <li>• <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li>• <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li>• <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul>	?	<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. 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>
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>• <i>Will it reduce risk from flooding?</i></li> <li>• <i>Will it direct development away from flood risk areas?</i></li> <li>• <i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>	*	<p>The site is predominantly classified as being in Flood Zone 1 so there is a minimal risk of flooding. There is also a small proportion of 3a and 2 to the north of the site, so there is a moderate to high risk of flooding. There is also an Internal Drainage Board Managed Watercourse that borders the north western corner of the site. Allocation to this site would therefore only partially direct development away from flood risk areas.</p>
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>• <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i></li> <li>• <i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>	*	<p>The site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL. The current land use to the south is a combination of agricultural and residential buildings. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, there are three Groundwater Protection Zones (GPZ) on the development. 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 South of Field Lane, Thorpe Willoughby

**THWI 005**

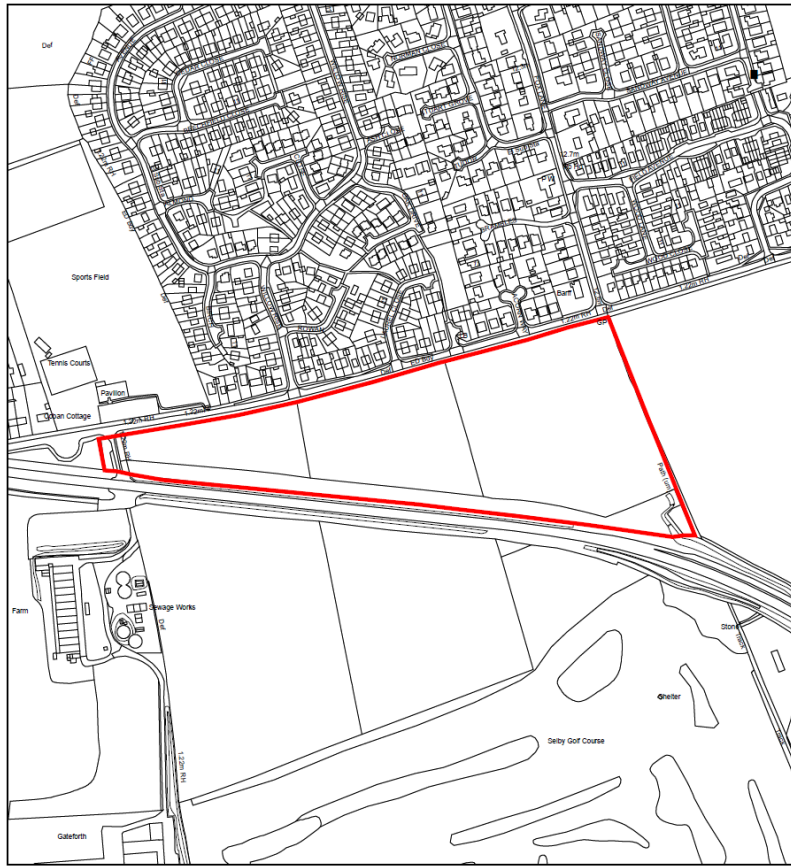
NGR: 4457684 430415

Site Area: 6.9 ha

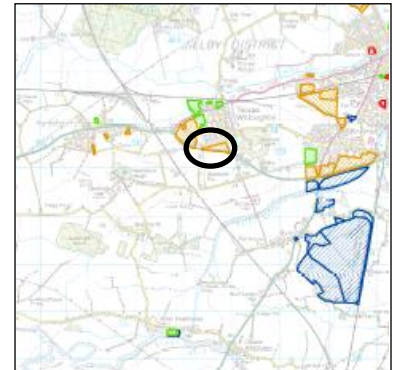
Settlement Hierarchy: Designated Service Village

Developable Area: 6.55 ha

SDC Yield Estimate: 229



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification. The current land use is unused fields. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Thorpe Willoughby's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding	Green
Transport Access	The nearest public transport facilities are the Thorpe Willoughby 'Field Lane Shops' and 'Willow Rise' bus stops both adjacent to the southern border of the site, which are serviced by a bus route between Thorpe Willoughby and Leeds, and Thorpe Willoughby and Selby. The site is connected to the highway but may require additional highway works, which could include improvements to the existing roundabout.	Yellow
Community Facilities	Thorpe Willoughby has multiple community facilities that include the Thorpe Willoughby Post Office, Fox Lane Stores and Mitchells Fisheries all of which are approximately 400-500m to the north. There is also the Fox Inn (approximately 700-800m to the north), Saville's Convenience Store, Village Hair and Beauty Store (both of which are approximately within 100m to the north) and Barff View Farm Shop (approximately 500-600m to the east). Higher levels of services in the neighbouring Principle Settlement of Selby (approximately 2-3 miles to the east) are accessible via public transport. Thorpe Willoughby Primary School is approximately 500-600m to the north of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	Brayton Barff (Ancient Semi Natural Woodland) is located 200m to the east of the site.	Yellow
Heritage	There are no designated heritage assets within a 1km of the site.	Green



**SUSTAINABILITY APPRAISAL**

Site Ref: THWI 005

Site Name: Land South of Field Lane, Thorpe Willoughby.

6.55 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development there is the potential to stimulate the economy and employment opportunities in Thorpe Willoughby. 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. Thorpe Willoughby is classified as a Designated Service Village so has some local employment opportunities, but has good access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, there is the potential that additional strain would be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Thorpe Willoughby Primary School is approximately 500-600m to the north of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Fox Lane Surgery (according to NHS Choices) and is approximately 700m north of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure</li> </ul>	✓	<p>Thorpe Willoughby has extensive CLR facilities. CLR facilities in close proximity to the site include the Village Hall, Village Green and two adjoined equipped play areas approximately 600-700m to the north. There are also sports pitches (football, cricket and a playing field) 100-200m to the west of the site. Additional CLR facilities in Selby are accessible via public transport. 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 potential to help address the shortfall of recreational open space in the district, via on site provision. There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	<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 three 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>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>	✓	<p>The site is in on the outskirts of Thorpe Willoughby. Therefore the site is unlikely to support the vibrancy of Thorpe Willoughby and could potentially be isolated from the local community. The scale of the site would provide some enlivenment of the village.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li><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></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	-	<p>The nearest public transport facilities are the Thorpe Willoughby 'Field Lane Shops' and 'Willow Rise' bus stops both adjacent to the northern border of the site which is serviced by a bus route between Thorpe Willoughby and Leeds, and Thorpe Willoughby and Selby.</p> <p>Thorpe Willoughby is classified as a Designated Service Village and therefore has minimal local employment opportunities, but does have a number of local leisure facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be moderate to high and is partially facilitated for by existing public transport facilities. Therefore this could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development on the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>	✓	<p>As aforementioned the site has some local services in Thorpe Willoughby and access to higher services in nearby Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is unused fields. Therefore allocation of this site is not encouraging the development on Brownfield sites. However Due to Thorpe Willoughby's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for 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
<b>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</b>		
<ul style="list-style-type: none"> <li>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?</li> </ul>	-	The site is not in close proximity (within a 400m radius) to architectural and historically important features and areas.
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>	-	<p>Brayton Barff (Ancient Semi Natural Woodland) 200m to the east of the site. Also the site has potential for wildlife due to the presence of the following individual features; a thorn hedge to the east/north boundary and between each of the three fields on 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. The development is not in close proximity (within 400m) to the District's rivers.</p>
<ul style="list-style-type: none"> <li>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</li> </ul>		
<ul style="list-style-type: none"> <li>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?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>	?/-	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on all contamination/pollution is unknown. The site has been identified as being affected by potential noise pollution; A main road borders the northern boundary of the site. 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 effects.</p>
<ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>such pollution?</i>		
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li>• <i>Will it reduce greenhouse gas emissions from transport?</i></li> <li>• <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li>• <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li>• <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul>	?	Due to the site's 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. 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.
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>• <i>Will it reduce risk from flooding?</i></li> <li>• <i>Will it direct development away from flood risk areas?</i></li> <li>• <i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>	✓	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.
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>• <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i></li> <li>• <i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>	✘	The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is unused fields. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the development is situated in a Groundwater Protection Zone (GPZ) 3. No additional information has been provided regarding the Water Distribution Network (WDN) of the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

# Land East of A63 Roundabout, Thorpe Willoughby

**THWI 006**

**NGR: 457077 430727**

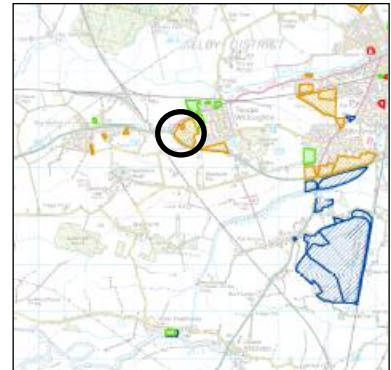
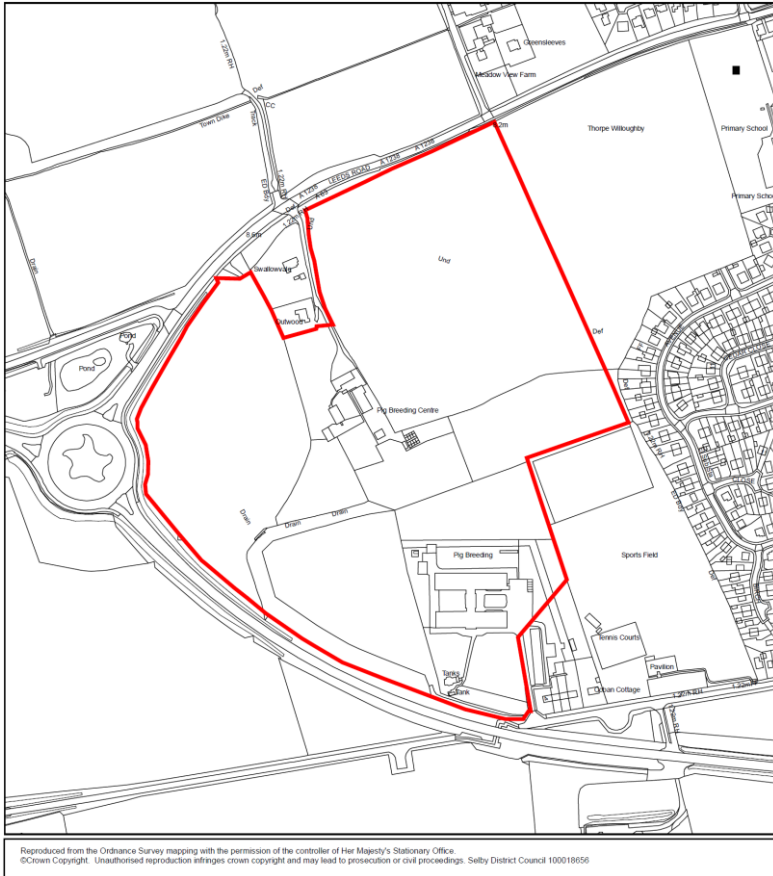
**SDC Proposed Land Use: Mixed**

**Site Area: 18.7ha**

**Developable Area: 11.22 ha**

**Settlement Hierarchy: Designated Service Village**

**SDC Yield Estimate: 393**



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**Site Plan**

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). The current land is used as a pig breeding centre, farmland and scrub. The site is not within the Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Thorpe Willoughby's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding	Green
Transport Access	The nearest public transport facilities are the Thorpe Willoughby 'Turnaround' and 'Willow Rise' bus stops both adjacent to the southern border of the site which are serviced by a bus route between Thorpe Willoughby and Leeds, and Thorpe Willoughby and Selby. The site is connected to the highway but may require additional highway works.	Yellow
Community Facilities	Thorpe Willoughby has multiple community facilities that include the Thorpe Willoughby Post Office, Fox Lane Stores and Mitchells Fisheries all of which are approximately 500-600m to the east. There is also the Fox Inn (approximately 700-800m to the north east), Saville's Convenience Store, Village Hair and Beauty Store (both of which are approximately 600-700 to the south east) and Barff View Farm Shop (approximately 900-1000m to the east). Higher levels of services in the neighbouring Principle Settlement of Selby (approximately 2-3 miles to the east) are accessible via public transport. Thorpe Willoughby Primary School is approximately 400-500m to the north east of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	SDC has identified that there are no sites designated for nature conservation within a 1km of the site	Green
Heritage	The site is not in close proximity (within a 400m radius) to architectural and historically important features and areas and their settings. However there is a Scheduled Ancient Monument (no.30113 'Thorpe Hall Moated Monastic Grange' 800m to the north east.	Green

**SUSTAINABILITY APPRAISAL**

Site Ref: THWI 006

Site Name: Land East of A63 Roundabout, Thorpe Willoughby.

11.22 ha site proposed for housing and employment use.

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul>	-	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area. However, the Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises that traditional industries in Selby, including manufacturing, coal mining and agriculture have suffered economic decline. This site may provide employment opportunities for Thorpe Willoughby and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>Due to the scale of the development there is the potential to stimulate the economy and employment opportunities in Thorpe Willoughby. 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. Thorpe Willoughby is classified as a Designated Service Village, so has minimal local employment opportunities, but has good access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, there is the potential that additional strain would be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>
<ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	✓	<p>Thorpe Willoughby Primary School is approximately 400-500m to the north east of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Fox Lane Surgery (according to NHS Choices) and is approximately 500m east 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 at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> </ul>	✓	<p>Thorpe Willoughby has extensive CLR facilities. CLR facilities in close proximity to the site include the Village Hall, Village Green and two adjoined equipped play areas approximately 500-600m to the east. There are also sports pitches (football, cricket and a playing field) adjacent to the southern boundary. Additional CLR facilities in Selby are accessible via public transport. 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 potential to help address the shortfall of recreational open space in the district, via on site</p>
<ul style="list-style-type: none"> <li>Will it increase non-car based access to CLR activities?</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</li> </ul>		<p>provision. There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> <li>Will it increase the use of sustainable design and sustainable building materials in construction?</li> </ul>	✓	<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>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	-	<p>The site is in on the outskirts of Thorpe Willoughby. Therefore the site is unlikely to support the vibrancy of Thorpe Willoughby. Due to the scale of the site it would provide some enlivenment to the village.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>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)?</li> <li>Will it improve access to opportunities and facilities for all groups?</li> <li>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>	✓	<p>The nearest public transport facilities are the Thorpe Willoughby 'Turnaround' and 'Wouldow Rise' bus stops both adjacent to the southern border of the site, which are serviced by a bus route between Thorpe Willoughby and Leeds, and Thorpe Willoughby and Selby.</p> <p>Thorpe Willoughby is classified as a Designated Service Village and therefore has minimal local employment opportunities, but does have a number of local leisure facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be moderate to high and is partially facilitated for by existing public transport facilities. Therefore this could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development on the site should contribute towards improving pedestrian and cycling 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>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> <li>Will it ensure new development is well</li> </ul>	-	<p>As aforementioned the site has some local services in Thorpe Willoughby and access to higher services in nearby Selby. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is as a pig breeding centre, with farmland and scrub adjoined. Therefore allocation of this site is not encouraging the development on Brownfield sites. However Due to Thorpe</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>designed and appropriate to its setting?</i></p> <ul style="list-style-type: none"> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>		<p>Willoughby's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for 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>
<b>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</b>		
<ul style="list-style-type: none"> <li><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></li> </ul>	-	<p>The site is not in close proximity (within a 400m radius) to any designated heritage assets. However there is a Scheduled Ancient Monument (no.30113) 'Thorpe Hall Moated Monastic Grange' 800m to the north east. Therefore, development on the site would need to take into consideration the setting of this feature.</p>
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> <li><i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> <li><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></li> <li><i>Will it protect and enhance the District's rivers?</i></li> </ul>	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. However, it should be noted that an area of ancient woodland (Brayton Barff) is located 900m to the east of the site. The site has potential for wildlife due to the presence of the following features; linear strips of trees and bushes. 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>
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li><i>Will it clean up contaminated land to the appropriate standard?</i></li> <li><i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> </ul>	?/*	<p>SDC hold no records of potential or known contamination/pollution. As a result the effect of the site on contamination is unknown. Draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects. Any development of the site would require remediation and removal of any contamination associated with any industrial PDL and would therefore have additional construction costs.</p>



SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> <li>Will it reduce noise pollution from current activities and the potential for such pollution?</li> </ul>		<p>If the land use on the site was changed to residential this would remove the existing pollution activities and reduce pollution emissions from the site such as air, water and noise pollution. The site has been identified as being affected by potential noise pollution due to the A63 bordering the perimeter of the site.</p> <p>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>
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions from transport?</li> <li>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</li> <li>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</li> <li>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</li> </ul>	?	<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. 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>
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce risk from flooding?</li> <li>Will it direct development away from flood risk areas?</li> <li>Will it prevent development in inappropriate development in Flood Zones?</li> </ul>	✓	<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>
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</li> <li>Will it ensure that new development exists within the constraints of the District's water resource?</li> </ul>	✘	<p>The site is not within a Greenbelt but SDC classifies the land as Greenfield. The current land use is pig breeding/farmland and scrub. Therefore it does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the development is situated in a Groundwater Protection Zone (GPZ) 3. 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>

**Pig Breeding Farm, Field Lane, Thorpe Willoughby**

**THWI 008**

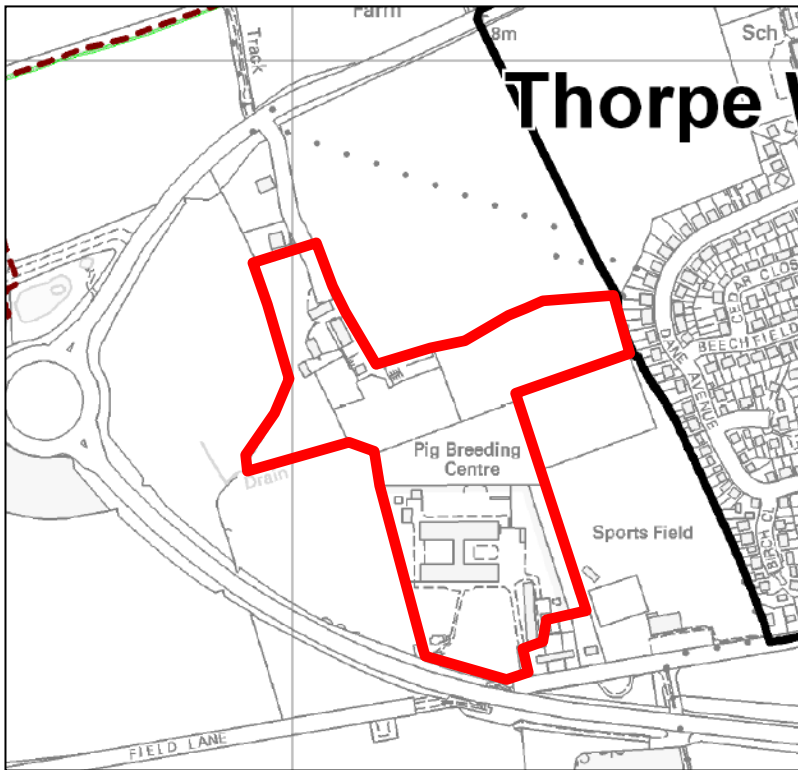
NGR: 457166 430611

Site Area: 4.9 ha

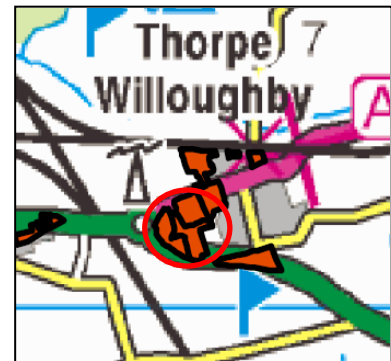
Settlement Hierarchy: Designated Service Village

Developable Area: 4.9 ha

SDC Yield Estimate: 172



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). The current land is used as a pig breeding centre, farmland and scrub. However due to Thorpe Willoughby's status as a Designated Service Village it is viewed. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. 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 Thorpe Willoughby 'Turnaround' and 'Willow Rise' bus stops both adjacent to the southern border of the site which are serviced by a bus route between Thorpe Willoughby and Leeds, and Thorpe Willoughby and Selby. The site is connected to the highway but may require additional highway works.	Yellow
Community Facilities	Thorpe Willoughby has multiple community facilities that include the Thorpe Willoughby Post Office, Fox Lane Stores and Mitchells Fisheries all of which are approximately 500-600m to the east. There is also the Fox Inn (approximately 700-800m to the north east), Saville's Convenience Store, Village Hair and Beauty Store (both of which are approximately 600-700 to the south east) and Barff View Farm Shop (approximately 900-1000m to the east). Higher levels of services in the neighbouring Principle Settlement of Selby (approximately 2-3 miles to the east) are accessible via public transport. Thorpe Willoughby Primary School is approximately 400-500m to the north east of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	SDC has identified that there are no sites designated for nature conservation within a 1km of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to architectural and historically important features and areas and their settings. However there is a Scheduled Ancient Monument (no.30113 'Thorpe Hall Moated Monastic Grange' 800m to the north east.	Green

**SUSTAINABILITY APPRAISAL**

Site Ref: THWI 008

Site Name: Pig Breeding Farm, Field Lane, Thorpe Willoughby.

Site Size: 4.9 ha site proposed for housing.

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development there is the potential to stimulate the economy and employment opportunities in Thorpe Willoughby. 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. Thorpe Willoughby is classified as a Designated Service Village, so has minimal local employment opportunities, but has good access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon SDCDCS objective. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists). Due to the scale and location of the site, there is the potential that additional strain would be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	✓	<p>Thorpe Willoughby Primary School is approximately 400-500m to the north east of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Fox Lane Surgery (according to NHS Choices) and is approximately 500m east 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 at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing</li> </ul>	✓	<p>Thorpe Willoughby has extensive CLR facilities. CLR facilities in close proximity to the site include the Village Hall, Village Green and two adjoined equipped play areas approximately 500-600m to the east. There are also sports pitches (football, cricket and a playing field) adjacent to the eastern boundary. Additional CLR facilities in Selby are accessible via public transport. 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 potential to help address the shortfall of recreational open space in the district, via on site provision. There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>recreation facilities for walkers, cyclists and riders?</i>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	<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>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>	-	<p>The site is in on the outskirts of Thorpe Willoughby. Therefore the site is unlikely to support the vibrancy of Thorpe Willoughby and could potentially be isolated from the local community. However, due to the scale of the site it would provide some enlivenment to the village.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li><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></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	-	<p>The nearest public transport facilities are the Thorpe Willoughby 'Turnaround' and 'Wouldow Rise' bus stops both adjacent to the southern border of the site, which are serviced by a bus route between Thorpe Willoughby and Leeds, and Thorpe Willoughby and Selby.</p> <p>Thorpe Willoughby is classified as a Designated Service Village and therefore has minimal local employment opportunities, but does have a number of local leisure facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be moderate to high and is partially facilitated for by existing public transport facilities. Therefore this could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development on the site should contribute towards improving pedestrian and cycling facilities.</p>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>	-	<p>As aforementioned the site has some local services in Thorpe Willoughby and access to higher services in nearby Selby. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is as a pig breeding centre, with farmland and scrub adjoined. Therefore allocation of this site is not encouraging the development on Brownfield sites. However Due to Thorpe Willoughby's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for 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>
<b>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</b>		
<ul style="list-style-type: none"> <li><i>Will it preserve or enhance the</i></li> </ul>	-	<p>The site is not in close proximity (within a 400m radius) to designated heritage assets. However there is a Scheduled Ancient</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><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></p>		<p>Monument (no.30113) 'Thorpe Hall Moated Monastic Grange' 800m to the north east. Therefore, development on the site may need to take into consideration the setting of this site.</p>
<p><b>13. A bio-diverse and attractive natural environment</b></p>		
<ul style="list-style-type: none"> <li>• <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> </ul>	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. However, it should be noted that an area of ancient woodland (Brayton Barff) is located 900m to the east of the site. The site has potential for wildlife due to the presence of the following features; linear strips of trees and bushes. 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"> <li>• <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> </ul>		
<ul style="list-style-type: none"> <li>• <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></li> </ul>		
<ul style="list-style-type: none"> <li>• <i>Will it protect and enhance the District's rivers?</i></li> </ul>		
<p><b>14. Minimal pollution levels</b></p>		
<ul style="list-style-type: none"> <li>• <i>Will it clean up contaminated land to the appropriate standard?</i></li> </ul>	?/*	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown. Draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects. Any development of the site would require remediation and removal of any contamination associated with any industrial PDL and would therefore have additional construction costs.</p> <p>If the land use on the site was changed to residential this would remove the existing pollution activities and reduce pollution emissions from the site such as air, water and noise pollution. The site has been identified as being affected by potential noise pollution due to the A63 bordering the perimeter of the site.</p> <p>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>
<ul style="list-style-type: none"> <li>• <i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> </ul>		
<ul style="list-style-type: none"> <li>• <i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> </ul>		
<ul style="list-style-type: none"> <li>• <i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li>• Will it reduce greenhouse gas emissions from transport?</li> </ul>	?	<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. 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>
<ul style="list-style-type: none"> <li>• Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</li> </ul>		
<ul style="list-style-type: none"> <li>• Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</li> </ul>		
<ul style="list-style-type: none"> <li>• Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</li> </ul>		
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>• Will it reduce risk from flooding?</li> </ul>	✓	<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"> <li>• Will it direct development away from flood risk areas?</li> </ul>		
<ul style="list-style-type: none"> <li>• Will it prevent development in inappropriate development in Flood Zones?</li> </ul>		
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>• Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</li> </ul>	✘	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is pig breeding/farmland and scrub. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the development is situated in a Groundwater Protection Zone (GPZ) 3. 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"> <li>• Will it ensure that new development exists within the constraints of the District's water resource?</li> </ul>		