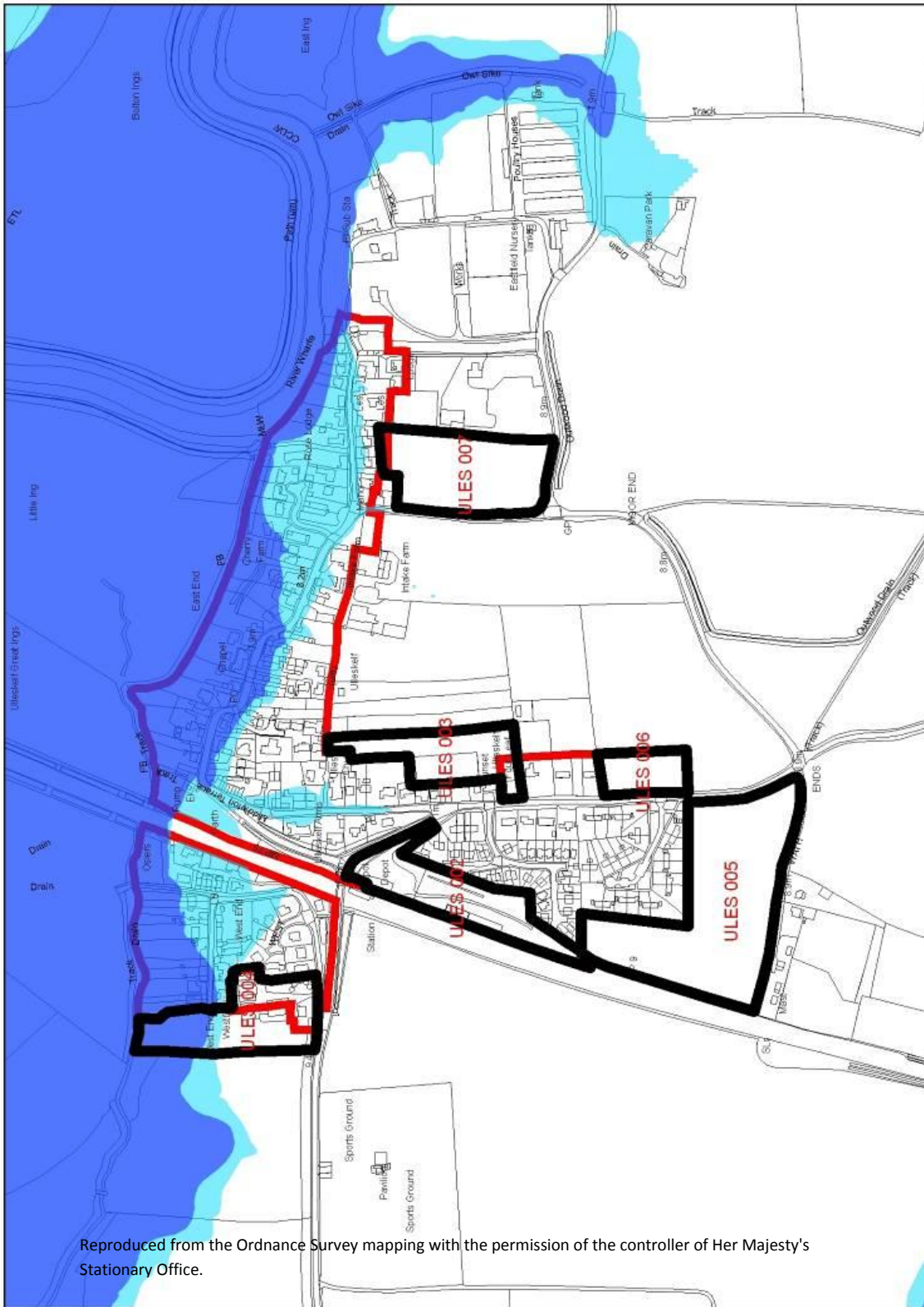


1.21 Ulleskelf



**Land Adjacent Ulleskelf Railway Line,
Church Fenton Lane, Ulleskelf**

ULES 002

NGR: 451806,439926

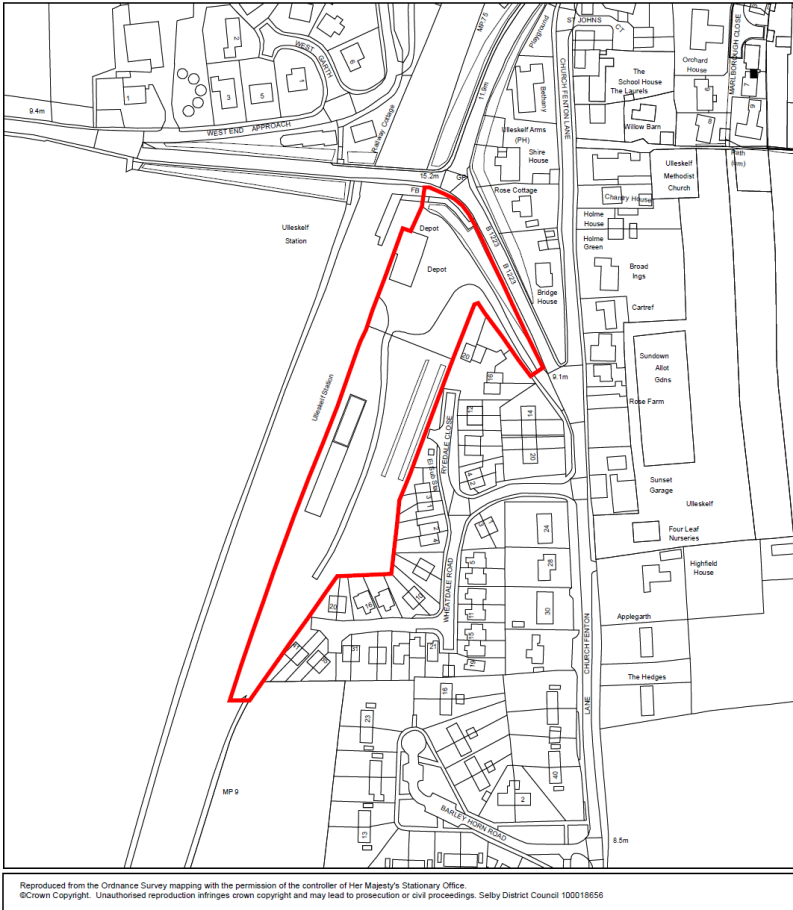
Site Area: 1.12 ha

Settlement Hierarchy: Designated Service Village

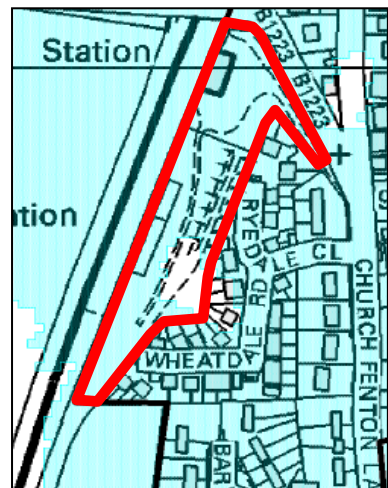
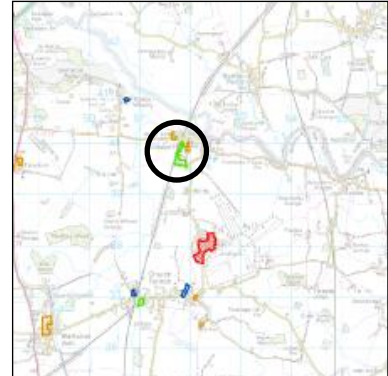
SDC Proposed Land Use: Mixed

Developable Area: 1.21ha

SDC Yield Estimate: 39



Site Plan



**Strategic Flood Risk Assessment
Flood Zone Mapping**

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site is not within a Greenbelt. The current land use is a wholesale florist that is assumed to be out of use. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL).	
Flood Risk	The site is classified as being in Flood Zone 2 so there is a moderate risk of flooding	
Transport Access	The nearest public transport facilities are the 'station' bus stop approximately within 100m to the north, which is serviced by a bus route between Pontefract and Selby. Ulleskelf railway station is adjacent to the site and is serviced by trains to York, Church Fenton, Sherburn-in-Elmet, Garforth, Leeds and Selby. The site is connected to the highway but may require additional works. Land would be required from the adjacent property/landowner to enable to required level of visibility to be achieved in both directions.	
Community Facilities	Ulleskelf has limited facilities that include a post office, a public house, a garage, and an equipped Play area. Higher levels of services in the neighbouring Local Service Centre of Tadcaster are accessible via an hourly bus service. Kirk Fenton Primary School is approximately 2 miles to the south of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	Dorts nature reserve, a Site of Special Scientific Interest (SSSI) is approximately 600-700m to the west of the site. Bolton Ings a SSSI is approximately 1.4km to the east of the site.	
Heritage	There are two Grade 2 listed Houses ('Church View and the house adjoining Church View') approximately 300m to the north east of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: ULES 002 Site Name: Land Adjacent Ulleskelf Railway Line, Church Fenton Lane, Ulleskelf. Site Size: 1.21 ha site proposed for housing and employment use.

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises that traditional industries in Selby, including manufacturing, coal mining and agriculture have suffered economic decline. This site may provide employment opportunities for Ulleskelf 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. SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Ulleskelf is classified as a Designated Service Village and therefore has minimal local employment opportunities but access to higher level services and employment opportunities in Selby and the Local Service Centres of Sherburn-in-Elmet and Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon the 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"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Kirk Fenton Primary is approximately 2 miles 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 ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is approximately 0.14 miles to the north. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	-	<p>Ulleskelf has limited community facilities that include a post office, a public house, a garage, and an equipped play area, 2 football pitches and a village hall. Therefore allocation of this site is unlikely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to address the shortfall of recreational open space in the district through on site provision. There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds three dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	-	<p>The site is in close proximity to the centre of Ulleskelf. Therefore the site has the potential to support the vibrancy of Ulleskelf, and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	*	<p>The nearest public transport facilities are the 'station' bus stop (approximately within 100m to the north) which is serviced by a bus route between Pontefract and Selby. Ulleskelf railway station is on the site and is serviced by trains to York, Church Fenton, Sherburn-in-Elmet, Garforth, Leeds and Selby. Ulleskelf is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be high and is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access services and facilities. Further, the proximity to the railway station would facilitate out commuting for employment.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned the site has inadequate local services but some access to higher level services elsewhere in the district. Therefore allocation of the site is unlikely to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as PDL. The current land use is wholesale Florist; therefore allocation of the site is encouraging the development on brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
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		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	?	<p>The two Grade 2 listed Houses ('Church View' and the house adjoining Church View) are approximately 300m to the north-east of the site.</p> <p>Therefore, development of the site may need to take into consideration these sites, to ensure their setting is not adversely affected. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	?	<p>Dorts nature reserve, a SSSI is approximately 600-700m to the west of the site. Bolton Ings a SSSI is approximately 1.4km to the east of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on these SSSIs.</p> <p>The site has potential for wildlife due to the presence of a number 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 the District's rivers.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?/-	<p>SDC hold no records of potential or known contamination/pollution. As a result the effect of the site on contamination/pollution 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.</p> <p>The site has been identified as being affected by potential noise pollution due to the proximity to Ulleskelf Railway Station. Therefore any development at the site would need to incorporate appropriate noise mitigation measures.</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"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 	-	<p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? • Will it direct development away from flood risk areas? • Will it prevent development in inappropriate development in Flood Zones? 	*	<p>The site is classified as being in flood 2 so is at moderate risk of flooding. Allocation to this site would therefore not direct development away from flood risk areas. The majority of land within and surrounding Ulleskelf has a high probability of flooding and the village fails the PPS25 Sequential Test carried out in association with the Level 2 Strategic Flood Risk Assessment.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield)? • Will it ensure that new development exists within the constraints of the District's water resource? 		<p>The site is not within a Greenbelt. SDC classifies the land as PDL. The current land use is a wholesale Florist that is assumed to be vacant. Therefore does represent an efficient use of land in terms of encouraging development on brownfield land. According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

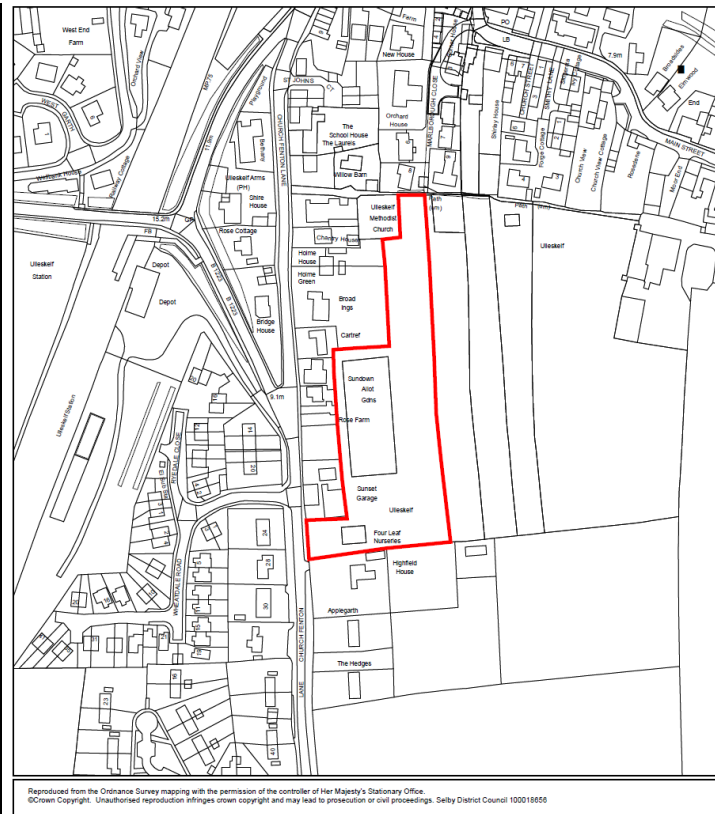
NGR: 451956, 439924

Site Area: 0.88a

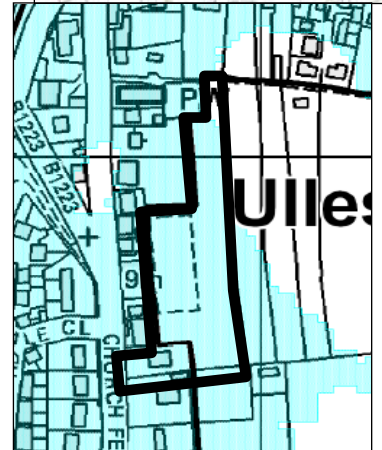
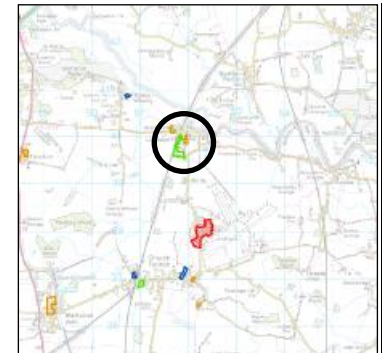
Settlement Hierarchy: Designated Service Village

Developable Area: 0.88ha

SDC Estimate:31



Site Plan



Strategic Flood Risk Assessment Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 2 Agricultural Land Classification (ALC). The current land use is a plant nursery which has now ceased trading. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL).	
Flood Risk	The site is classified as being in Flood Zone 2 so there is a moderate risk of flooding	
Transport Access	The nearest public transport facilities are the 'Station' bus stop approximately 100m to the west) which is serviced by a bus route between Pontefract and Selby. Ulleskelf railway station is also within 100m to the west of the site and is serviced by trains to York, Church Fenton, Sherburn-in-Elmet, Garforth, Leeds and Selby. The site is connected to the highway but may require additional works. For example, SDC have identified that land may be required from the adjacent properties to enable an appropriate level of visibility to be achieved.	
Community Facilities	Ulleskelf has limited community facilities that include a post office, a public house, a garage, and an equipped play area, two football pitches and a village hall. Higher levels of services in the neighbouring Local Service Centre of Tadcaster are accessible via an hourly bus service. Kirk Fenton Primary School is approximately 1.8 miles to the south of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	Dorts nature reserve a Site of Special Scientific Interest (SSSI) is approximately 800-900m to the west of the site. Bolton Ings a SSSI is approximately 1.2km to the east of the site.	
Heritage	Two Grade 2 listed Houses ('Church View and the house adjoining Church View') are located approximately 300m to the north east of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: ULES 003

Site Name: Four Leaf Nursery, Church Fenton Lane, Ulleskelf

Site Size: 0.88ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	-	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Ulleskelf. 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. Ulleskelf is classified as a Designated Service Village and therefore has minimal local employment opportunities but access to higher level services and employment opportunities in Selby and the Local Service Centres of Sherburn-in-Elmet and Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon the SDCDCS objective.</p> <p>Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>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"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Kirk Fenton Primary is approximately 2 miles 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 ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	-	<p>The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is approximately 0.10 miles to the north. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	*	<p>Ulleskelf has limited community facilities that include a post office, a public house, a garage, and an equipped play area, two football pitches and a village hall. Therefore allocation of this site is unlikely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocation there is limited potential to address the shortfall of recreational open space in the district. A Public Right of Way (PRoW) borders the northern side of the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds three dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	<p>The site is in close proximity to the centre of Ulleskelf. Therefore the site has the potential to support the vibrancy of Ulleskelf, and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 	✘	<p>The nearest public transport facilities are the 'Station' bus stop approximately 100m to the west, which is serviced by a bus route between Pontefract and Selby. Ulleskelf railway station is approximately 100m to the west and is serviced by trains to York, Church Fenton, Sherburn-in-Elmet, Garforth, Leeds and Selby.</p> <p>Ulleskelf is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be high and is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access services and facilities. Further, given the proximity to the train station, allocation of this site could facilitate out commuting for employment.</p>
<ul style="list-style-type: none"> Will it improve access to opportunities and facilities for all groups? 		
<ul style="list-style-type: none"> Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 		
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities 	-	<p>As aforementioned there are inadequate local services in Ulleskelf. Therefore allocation of this site is unlikely to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as a mixed of Greenfield and PDL. The current land use is a vacant plant nursery with the majority of the site being Greenfield. Therefore allocation of the site is partially encouraging the development on brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<ul style="list-style-type: none"> Will it ensure new development is well designed and appropriate to its setting? 		
<ul style="list-style-type: none"> Will it encourage the development of Brownfield sites? 		
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	?	<p>The Grade 2 listed Houses ('Church View' and the house adjoining Church View) are located approximately 400m to the north east of the site. Therefore, development on the site would need to take into consideration these sites, to ensure their setting is not adversely affected.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	?	<p>Dorts nature reserve a SSSI is approximately 800-900m to the west of the site. Bolton Ings a SSSI is approximately 1.2km to the east of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. There is minimal potential for wildlife on the site due to the previous land use as plant nursery. 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 the District's rivers.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no records of potential or known contamination/pollution. As a result the effect of the site on contamination / pollution 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.</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"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 	-	<p>Due to the site's size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? • Will it direct development away from flood risk areas? • Will it prevent development in inappropriate development in Flood Zones? 	*	<p>The site is classified as being in Flood Zone 2 so is at moderate risk of flooding. Allocation to this site would therefore not direct development away from flood risk areas. The majority of land within and surrounding Ulleskelf has a high probability of flooding and the village fails the PPS25 Sequential Test carried out in association with the Level 2 Strategic Flood Risk Assessment.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield)? • Will it ensure that new development exists within the constraints of the District's water resource? 	*	<p>The site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL. The current land use is a vacant plant nursery. Therefore does not represent an efficient use of land in terms of encouraging development on brownfield land.</p> <p>According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

SUSTAINABILITY APPRAISAL

Site Ref: ULES 004

Site Name: Land at West Farm, West End, Ulleskelf

Site Size: 0.78 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 2 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Ulleskelf. 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. Ulleskelf is classified as a Designated Service Village and therefore has minimal local employment opportunities, but good access to higher level services and employment opportunities in Selby and the Local Service Centres of Sherburn-in-Elmet and Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute via car, therefore infringes upon the 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).</p> <p>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>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Kirk Fenton Primary is approximately 2 miles 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 ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	-	<p>The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is approximately 0.40 miles to the east. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing 	x	<p>Ulleskelf has limited community facilities that include a post office, a public house, a garage, an equipped play area, two football pitches and a village hall. Therefore allocation of this site is unlikely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to address the shortfall of recreational open space in the district. 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>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds three dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	-	<p>The site is in close proximity to the centre of Ulleskelf. Therefore the site has the potential to support the vibrancy of Ulleskelf, and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	×	<p>The nearest public transport facilities are the 'Station' bus stop approximately 200m to the east, which is serviced by a bus route between Pontefract and Selby. Ulleskelf railway station is approximately 200m to the south west and is serviced by trains to York, Church Fenton, Sherburn-in-Elmet, Garforth, Leeds and Selby.</p> <p>Ulleskelf is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be high and is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access services and facilities. Further, the proximity to the railway station may facilitate out commuting for employment.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned there are inadequate local services in Ulleskelf. Therefore allocation of the site is unlikely to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as a mixture of Greenfield and PDL. The current land use is a mix of agricultural land and associated buildings which are vacant. Therefore allocation of the site is partially encouraging the development on brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
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		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	<p>The two Grade 2 listed Houses ('Church View' and the house adjoining Church View) are approximately 700m to the east of the site. Therefore, development on the site would need to take into consideration these sites to ensure there is no adverse effect on the setting of these buildings. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	?	<p>Dorts nature reserve a SSSI is approximately 500-600m to the west of the site. Bolton Ings a SSSI is approximately 1.3km to the east of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. The site has potential for wildlife due to the presence 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 approximately 200-300m to south of the River Wharfe. Therefore precautionary measures should be implemented to ensure impacts to the waterway are reduced. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no records of potential or known contamination/pollution. As a result the effect of the site on contamination / pollution 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.</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"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 	-	<p>Due to the site's size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? • Will it direct development away from flood risk areas? • Will it prevent development in inappropriate development in Flood Zones? 	x	<p>The site is classified as being in Flood Zones 2 and 3b so is at a moderate to high risk of flooding. Allocation to this site would therefore not direct development away from flood risk areas. The majority of the land within and surrounding Ulleskelf has a high probability of flooding and the village fails the PPS25 Sequential Test carried out in association with the Level 2 Strategic Flood Risk Assessment.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield)? • Will it ensure that new development exists within the constraints of the District's water resource? 	-	<p>The site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL. The current land use is agricultural. Therefore does not represent an efficient use of land in terms of encouraging development on brownfield land. According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Land at Church Fenton Lane, Ulleskelf

NGR: 451788 439636

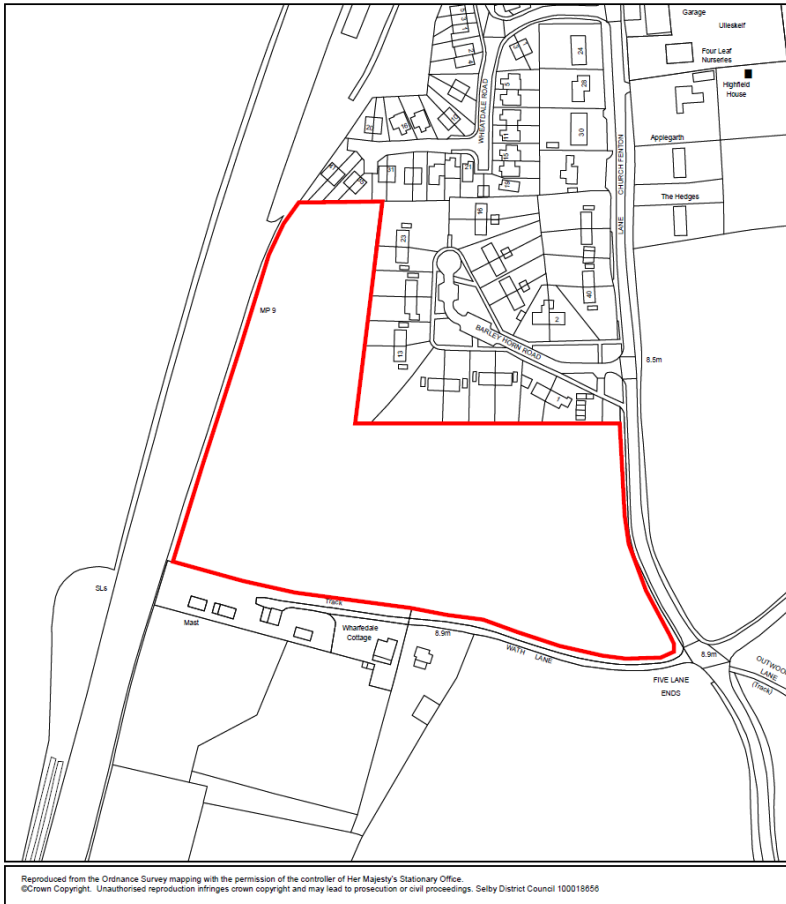
Site Area: 2.81 ha

Settlement Hierarchy: Designated Service Village

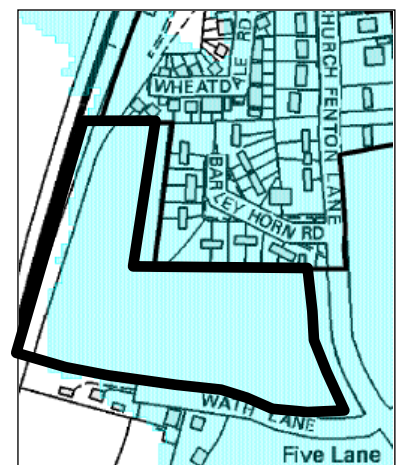
ULES 005

Developable Area: 2.81 ha

SDC Yield Estimate: 98



Site Plan



Strategic Flood Risk Assessment
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 2 Agricultural Land Classification (ALC). The current land use is agricultural. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Ulleskelf's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 2 so there is a moderate risk of flooding	Yellow
Transport Access	The nearest public transport facilities are the 'Barley Horn Road' bus stop (approximately 100-200m to the north east) which is serviced by a bus route between Pontefract and Selby. Ulleskelf railway station is 100m to the north and is serviced by trains to York, Leeds and Selby. The site is connected to the highway and may additional works.	Yellow
Community Facilities	Ulleskelf has limited community facilities that include a post office, a public house, a garage, an equipped play area, two football pitches and a village hall. Higher levels of services in the neighbouring Local Service Centre of Tadcaster are accessible via an hourly bus service. Kirk Fenton Primary School is approximately 1.8 miles to the south of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	Dorts nature reserve a Site of Special Scientific Interest (SSSI) is approximately 800-900m to the west of the site. Bolton Ings a SSSI is approximately 1.6km to the north east.	Yellow
Heritage	Two Grade 2 listed Houses ('Church View and the house adjoining Church View') are located approximately 300m to the north east of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: ULES 005

Site Name: Land at Church Fenton Lane, Ulleskelf.

Site Size: 2.81 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 2 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Ulleskelf. 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. Ulleskelf is classified as a Designated Service Village and therefore has minimal local employment opportunities but good access to higher level services and employment opportunities in Selby and the Local Service Centres of Sherburn-in-Elmet and Tadcaster. Therefore allocation of the site has the potential to increase the need to travel and commute via car, so infringes upon the 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).</p> <p>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>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Kirk Fenton Primary is approximately 1.8 miles 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.</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 educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is approximately 400m to the north. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure 	-	<p>Ulleskelf has limited community facilities that include a post office, a public house, a garage, and an equipped play area, two football pitches and a village hall. Therefore allocation of this site is unlikely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to address the shortfall of recreational open space in the district. 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>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> • <i>Will it provide appropriate housing for local needs?</i> • <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds three dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> • <i>Will it support the vibrancy of town and village centres?</i> 	-	<p>The site is in not in close proximity to the centre of Ulleskelf Therefore the site has the limited potential to support the vibrancy of Ulleskelf, and could potentially be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10.A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> • <i>Will it improve access to opportunities and facilities for all groups?</i> • <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	-	<p>The nearest public transport facilities are the 'Barley Horn Road' bus stop (approximately 100-200m to the north east) which is serviced by a bus route between Pontefract and Selby. Ulleskelf railway station is approximately 100m to the north and is serviced by trains to York, Church Fenton, Sherburn-in-Elmet, Garforth, Leeds and Selby.</p> <p>Ulleskelf is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, the need for out commuting is considered to be high and is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access services and facilities. Further, given the proximity to the railway station, allocation of this site may facilitate out commuting for employment,</p>
11.A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> • <i>Will it ensure new development is well designed and appropriate to its setting?</i> • <i>Will it encourage the development of Brownfield sites?</i> 	*	<p>As aforementioned Ulleskelf has inadequate local services. Therefore allocation of the site is unlikely 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 agricultural; therefore allocation of the site is not encouraging the development on brownfield sites. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>

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

SA OBJECTIVE	EFFECT	COMMENTARY
and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	<p>The two Grade 2 listed Houses ('Church View' and the house adjoining Church View) are located approximately 400m to the north east of the site.</p> <p>Therefore, development on the site would need to take into consideration these sites, to ensure there are no adverse effects on the setting. .</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? Will it protect and enhance the District's rivers? 	?	<p>Dorts nature reserve a SSSI is approximately 800-900m to the west of the site. Bolton Ings a SSSI is approximately 1.6km to the north east. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>In addition, the site has potential for wildlife due to the site boundaries being defined by hedgerows. 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 development is not close proximity (within 400m) to the District's rivers.</p>
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? Will it reduce air pollution from current activities and the potential for such pollution? Will it reduce water pollution from current activities and the potential for such pollution? Will it reduce noise pollution from current activities and the potential for such pollution? 	?/-	<p>SDC hold no records of potential or known contamination/pollution. As a result the effect of the site on contamination/pollution is unknown. The site has been identified as being affected by potential noise pollution as the site is adjacent to a railway line. 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> <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>

SA OBJECTIVE	EFFECT	COMMENTARY
15.Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	-	<p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16.Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	*	<p>The site is classified as being in a Flood Zone 2 so there is a moderate risk of flooding. Allocation to this site would therefore not direct development away from flood risk areas. The majority of land within and surrounding Ulleskelf has a high probability of flooding and the village fails the PPS25 Sequential Test carried out in association with the Level 2 Strategic Flood Risk Assessment.</p>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17.Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield)? 		<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is agricultural. Therefore does not represent an efficient use of land in terms of encouraging development on brownfield land. According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

East of Church Fenton Lane, Ulleskelf

ULES 006

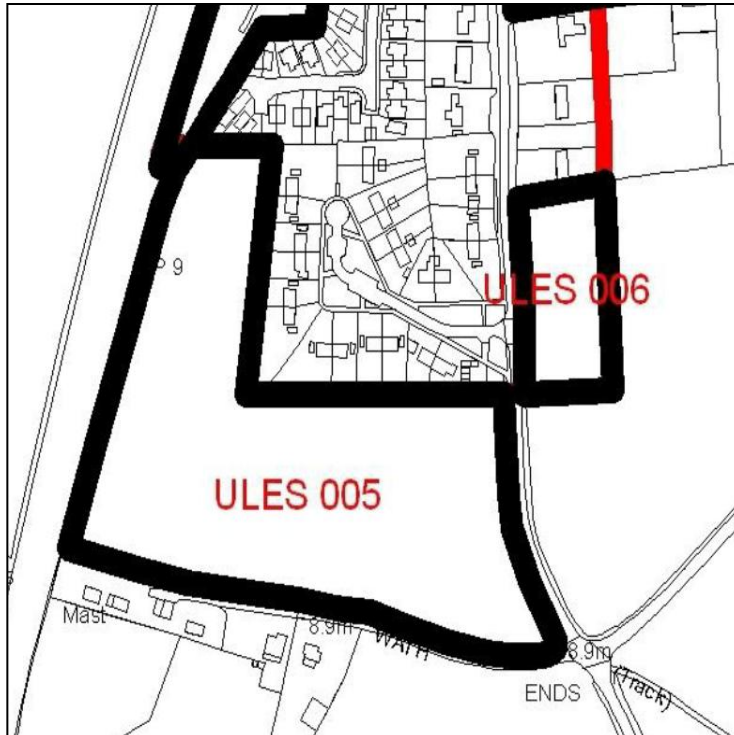
NGR: 451992 439820

Site Area: 0.4 ha

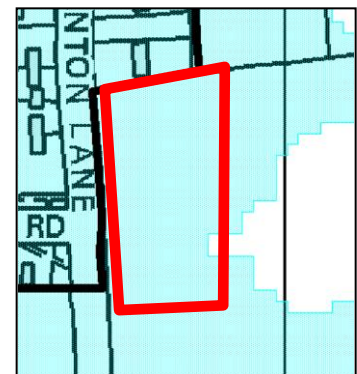
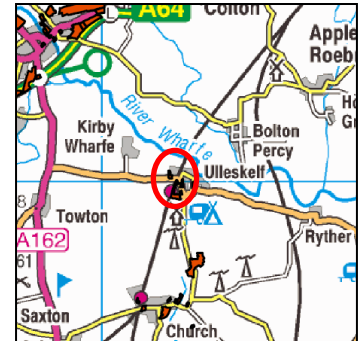
Settlement Hierarchy: Designated Service Village

Developable Area: 0.4 ha

SDC Yield Estimate: 12



Site Plan



Strategic Flood Risk Assessment
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 2 Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The current land use is agricultural. However due to Ulleskelf's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development.	
Flood Risk	The site is classified as being in Flood Zone 2 so there is a moderate risk of flooding	
Transport Access	The nearest public transport facilities are the 'Barley Horn Road' bus stop (adjacent to the western boundary of the site) which is serviced by a bus route between Pontefract and Selby. Ulleskelf railway station is approximately 200-300m to the north and is serviced by trains to York, Leeds and Selby. The site is connected to the highway but may require additional highway works.	
Community Facilities	Ulleskelf has limited community facilities that include a post office, a public house, a garage, an equipped play area, two football pitches and a village hall. Higher levels of services in the neighbouring Local Service Centre of Tadcaster are accessible via an hourly bus service. Kirk Fenton Primary School is approximately 1.8 miles to the south of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	The site is approximately 800-900m to the east of the Dorts Nature Reserve, a Site of Special Scientific Interest (SSSI). Bolton Ings a SSSI is approximately 1.5km to the east of the site. As the site is some distance from these nature reserves it is unlikely to have any significant impact.	
Heritage	The two Grade 2 listed Houses ('Church View and the house adjoining Church View') are located approximately 300-400m to the north-east.	

SUSTAINABILITY APPRAISAL

Site Ref: ULES 006

Site Name: East of Church Fenton Lane, Ulleskelf.

Site Size: 0.40 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 2 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Ulleskelf. 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. Ulleskelf is classified as a Designated Service Village; however has minimal local employment opportunities but good access to higher level services and employment opportunities in Selby and the Local Service Centres of Sherburn-in-Elmet and Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon the SDCDCS objective, however to ensure this SDC should promote sustainable transport, such as car sharing and the use of the existing public transport. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Kirk Fenton Primary is approximately 1.8 miles 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>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is approximately 400m to the north.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists 	*	<p>Ulleskelf has limited community facilities that include a post office, a public house, a garage, an equipped play area, two football pitches and a village hall. Therefore allocation of the site is unlikely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to address the shortfall of recreational open space in the district through on site provision. 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>and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? • Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	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 agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable. The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.
9. Local needs met locally		
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	-	The site is in not in close proximity to the centre of Ulleskelf Therefore the site is unlikely to support the vibrancy of Ulleskelf, and could potentially to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? • Will it improve access to opportunities and facilities for all groups? • Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	*	The nearest public transport facilities are the 'Barley Horn Road' bus stop (approximately 100-200m to the north east) which is serviced by a bus route between Pontefract and Selby. Ulleskelf railway station is approximately 100m to the north and is serviced by trains to York, Church Fenton, Sherburn-in-Elmet, Garforth, Leeds and Selby. Ulleskelf is classified as a Designated Service Village and therefore has minimal local employment opportunities and facilities. As a result, the need for out commuting is considered to be high and is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities • Will it ensure new development is well designed and appropriate to its setting? • Will it encourage the development of Brownfield sites? 	*	As aforementioned there are inadequate local services in Ulleskelf. Therefore allocation of this site is unlikely to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as Greenfield. The current land use is agricultural; therefore allocation of this site is not encouraging the development on brownfield sites. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> • Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered 	?	The two Grade 2 listed Houses ('Church View' and the house adjoining Church View) are located approximately 400m to the north east of the site. Therefore, development on the site would need to take into consideration these sites, to ensure their settings are not adversely affected. .

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i>		
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> <i>Will it protect and enhance the District's rivers?</i> 	?	<p>The site is approximately 800-900m to the east of the Dorts Nature Reserve, a Site of Special Scientific Interest (SSSI). Bolton Ings a SSSI is approximately 1.5km to the east of the site. The site has minimal potential for wildlife because of its agricultural land use. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals. The site is not in close proximity (within 400m) to the District's rivers.</p>
14. Minimal pollution levels		
<ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> <i>Will it reduce water pollution from current activities and the potential for such pollution?</i> <i>Will it reduce noise pollution from current activities and the potential for such pollution?</i> 	?/-	<p>SDC hold no records of potential or known contamination/pollution. As a result the effect of the site on contamination/pollution 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. 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>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from transport?</i> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> 	-	<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>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> Will it reduce risk from flooding? Will it direct development away from flood risk areas? Will it prevent development in inappropriate development in Flood Zones? 	*	The site is classified as being in Flood Zone 2 so is at moderate risk of flooding. Allocation to this site would therefore not direct development away from flood risk areas. The majority of land within and surrounding Ulleskelf has a high probability of flooding and the village fails the PPS25 Sequential Test carried out in association with the Level 2 Strategic Flood Risk Assessment.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield)? Will it ensure that new development exists within the constraints of the District's water resource? 	-	The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is agricultural. Therefore does not represent an efficient use of land in terms of encouraging development on brownfield land. According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). 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.

East of Bell Lane, Ulleskelf

NGR: 452239 439974

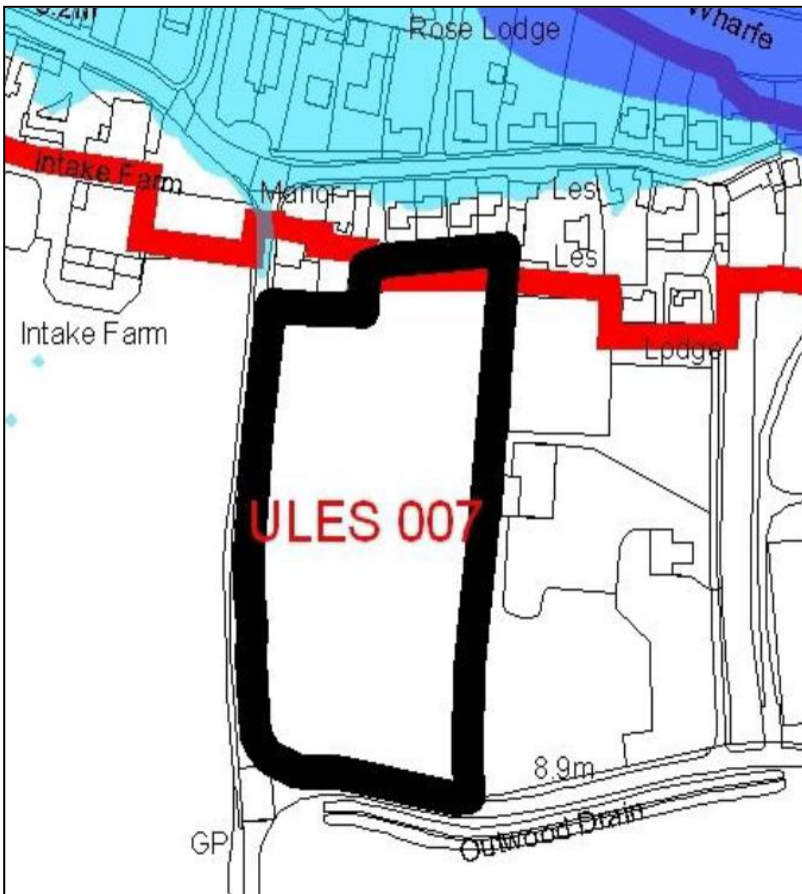
Site Area: 1.40 ha

Settlement Hierarchy: Designated Service Village

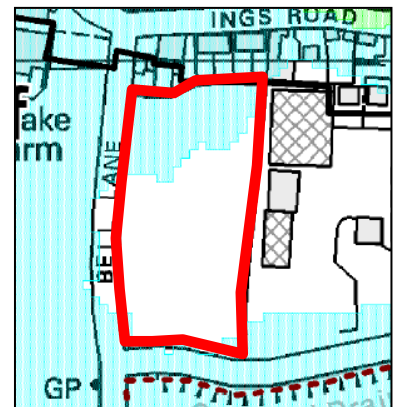
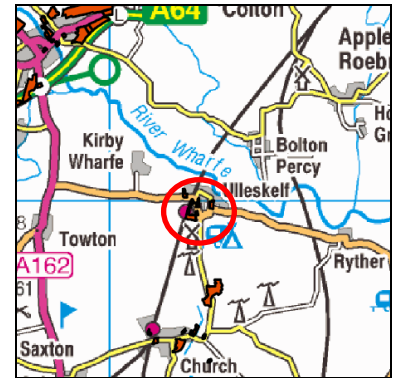
ULES 007

Developable Area: 1.40 ha

SDC Yield Estimate: 44



Site Plan



Strategic Flood Risk Assessment
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has 3 Grade Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The current land use is for agricultural purposes. However due to Ulleskelf's status as a Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development.	Yellow
Flood Risk	A proportion of the site to the north is in a Grade 2 Flood Zone so there is a moderate risk of flooding. The remainder of the site is in a Flood Zone 1, so there is a minimal risk of flooding.	Yellow
Transport Access	The nearest public transport facilities are the Ulleskelf, Manor Farm bus stop (approximately within 100m to the north) which is serviced by a bus route between Pontefract and Selby. The Ulleskelf Railway Station is approximately 400-500m to the west. The site is not connected to the highway and may require additional highway works.	Green
Community Facilities	Ulleskelf has limited community facilities that include a post office, a public house, a garage, an equipped play area, two football pitches and a village hall. Higher levels of services in the neighbouring Local Service Centre of Tadcaster are accessible via an hourly bus service. Kirk Fenton Primary School is approximately 1.8 miles to the south of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	The site is approximately 1km-1100m to the east of the Dorts Nature Reserve, a Site of Special Scientific Interest (SSSI). Bolton Ings a SSSI is approximately 800-900m to the east of the site. As the site is some distance from the nature reserve it is unlikely to have any significant impact.	Green
Heritage	The site is in close proximity (within a 1000m radius) to the following architectural and historically important features and areas and their settings; two Grade 2 listed Houses ('Church View and the house adjoining Church View').	Green

SUSTAINABILITY APPRAISAL

Site Ref: ULES 007

Site Name: East of Bell Lane, Ulleskelf.

Site Size: 44 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 3 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Ulleskelf. 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. Ulleskelf is classified as a Designated Service Village; however has minimal local employment opportunities but good access to higher level services and employment opportunities in Selby and the Local Service Centres of Sherburn-in-Elmet and Tadcaster. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon the SDCDCS objective. To minimise damage to the environment due to car usage, SDC should promote sustainable transport, such as car sharing, the provision of and improvement to pedestrian and cycling facilities, and the use of the existing public transport. 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>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	*	<p>Kirk Fenton Primary is approximately 1.8 miles 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.</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>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is approximately 400m to the north.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure 	-	<p>Ulleskelf has limited community facilities that include a post office, a public house, a garage, an equipped play area, two football pitches and a village hall. Therefore allocation of this site is unlikely to increase non-car based access to CLR activities.</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
<i>corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds three dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	✓	<p>The site is in close proximity to the centre of Ulleskelf. Therefore the site has the potential to support the vibrancy of Ulleskelf, and is unlikely to be isolated from the local community.</p> <p>The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10.A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	-	<p>The nearest public transport facilities are the Ulleskelf, Manor Farm bus stop (approximately within 100m to the north) which is serviced by a bus route between Pontefract and Selby. The Ulleskelf Railway Station is approximately 400-500m to the west. Ulleskelf is classified as a Designated Service Village; however, IT has minimal local employment opportunities but some local services. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be high, however is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment, and to access services and facilities. Any development at the site should contribute towards improving pedestrian and cycling facilities.</p>
11.A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned, the site has some local services and adequate access to higher level services in Selby, Tadcaster and Sherburn-in-Elmet. 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 Grade 3 agricultural uses; therefore allocation of the site is not encouraging the development on brownfield sites. However because of Ulleskelf's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>

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

SA OBJECTIVE	EFFECT	COMMENTARY
and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	The site is in close proximity (within a 1000m radius) to the following architectural and historically important features and areas and their settings; two Grade 2 listed Houses ('Church View and the house adjoining Church View'). Therefore, any development at the site would need to take into consideration these sites so they can minimise adverse impacts on these features, and maximise preservation and enhancement to these features.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? Will it protect and enhance the District's rivers? 	-	<p>The site is approximately 1km-1100m to the east of the Dorts Nature Reserve, a SSSI. Bolton Ings a SSSI is approximately 800-900m to the east of the site. Also the site has minimal potential for wildlife because of the current land use as agricultural land. 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 within 100-200m of the River Wharfe. Therefore precautionary measures should be implemented to ensure impacts to the waterway are reduced. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? Will it reduce air pollution from current activities and the potential for such pollution? Will it reduce water pollution from current activities and the potential for such pollution? Will it reduce noise pollution from current activities and the potential for such pollution? 	?	<p>SDC hold no records of potential or known contamination/pollution, however the location and extent is unknown. As a result the effect of the site on contamination is unknown. 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.</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 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>

SA OBJECTIVE	EFFECT	COMMENTARY
15.Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	?	<p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16.Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	*	<p>A proportion of the site to the north is in a Grade 2 Flood Zone so there is a moderate risk of flooding. The remainder of the site is in a Flood Zone 1, so there is a minimal risk of flooding. The SFRA states that, 'where potential development sites are at risk from flooding, Selby DC must determine the individual site's suitability for development based on the Sequential Test and vulnerability classifications'.</p>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17.Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield)? 	-	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is agricultural. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield Land. According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No additional information has been provided regarding the Water Distribution Network (WDN) of the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		