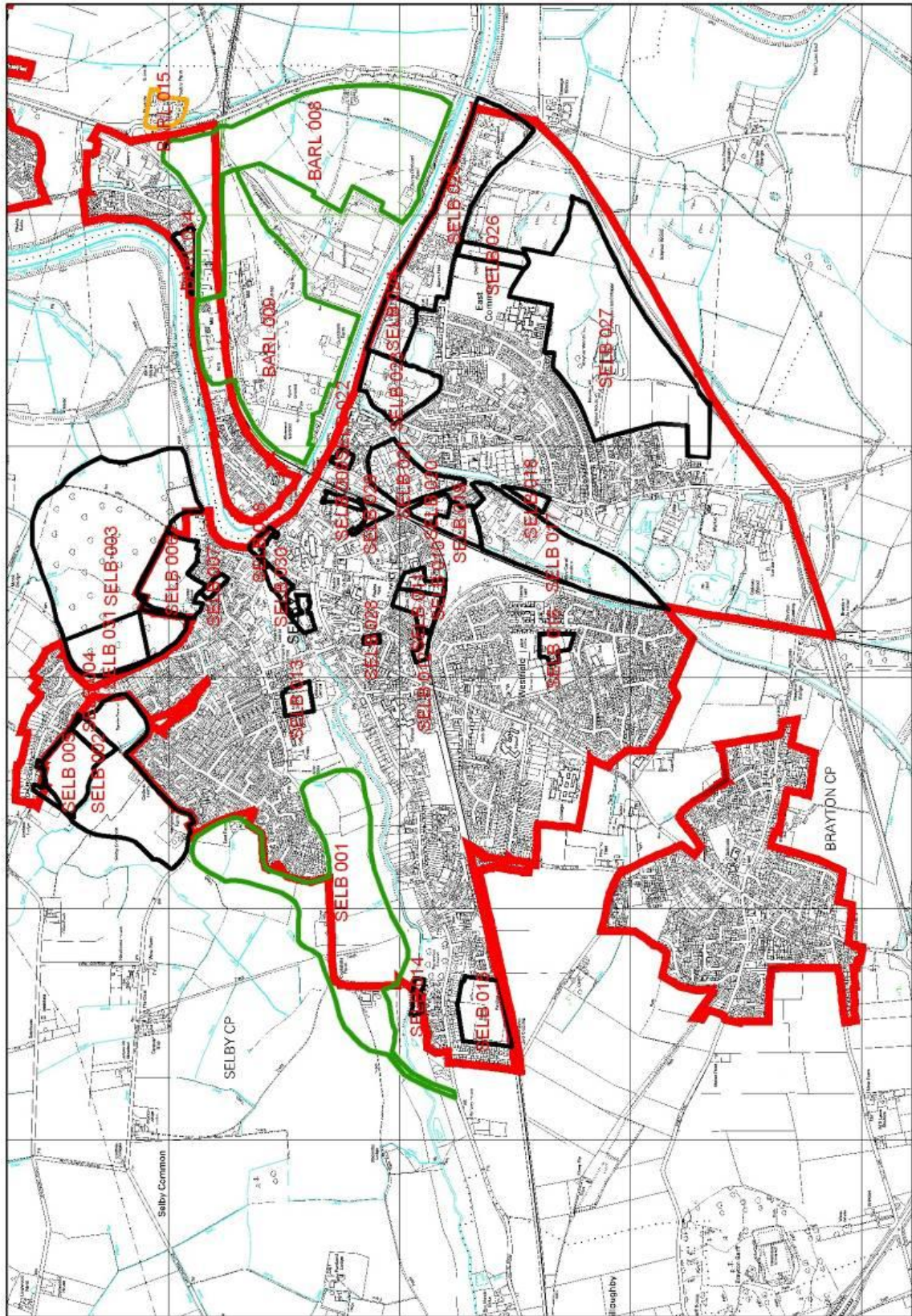


1.2 Selby



Land South of Robin Close, Wistow Road, Selby

SELB 004

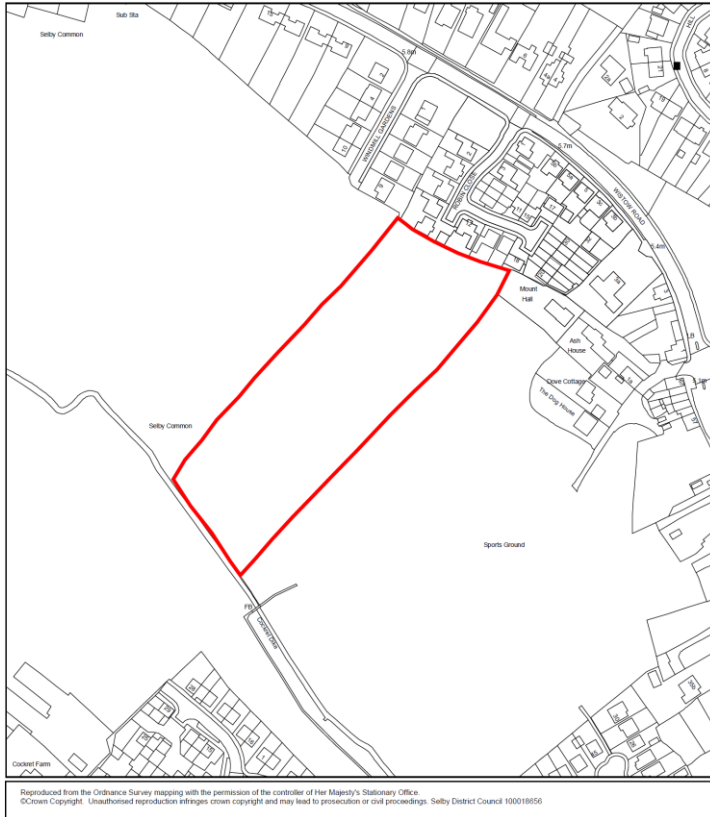
NGR: 460743 433335

Site Area: 1.45 ha

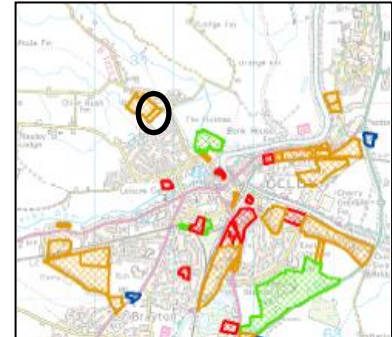
Settlement Hierarchy: Principal Town

Developable Area: 1.11 ha

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 vacant, agricultural land. The site has Grade 2 Agricultural Land Classification (ALC). Selby District Council (SDC) classifies the land as Greenfield. However due to Selby's status as a Principal Town it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The majority of the site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. However a proportion of land (0.34 ha) to the south west of the site is adjacent to a designated main river, and is in its functional floodplain. Therefore this land is classified as Flood Zone 3b and is unsuitable for development.	
Transport Access	The nearest public transport facilities are the Selby, Monk Lane bus stop (approximately within 100m to the east) which is serviced by a bus route between Selby and York. The site may require additional works so it can be connected to the highway.	
Community Facilities	The site is approximately 900-1,000m north of the centre of Selby. There are minimal local services in close proximity to the site. Higher levels of services in Selby are easily accessible via public transport. Selby Community Primary School (Flaxley Road Primary School) is approximately 400-500m to the south west of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	There are no designated heritage assets within 400m of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: SELB 004

Site Name: Land South of Robin Close, Wistow Road, Selby.

Site Size: 1.45 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 impact on the agricultural economy of the local area.</p> <p>Due to the scale of the development, it is unlikely to significantly stimulate the economy and employment opportunities Selby or the ribbon development along Wistow Road. 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. The site is situated about 900-1000m to the north of the centre of Selby, therefore has minimal local employment opportunities, but has good access to higher level services and employment opportunities in Selby. As there is public transport access between the site and Selby, there is the potential to minimise the need to travel and commute via car. Due to the scale and location of the site, it is unlikely that significant 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>Selby Community Primary School (Flaxley Road Primary School) is approximately 400-500m to the south west of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Posterngate Medical Surgery (according to NHS Choices) and is approximately 1-2 miles. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	✓	<p>CLR facilities in close proximity to the site include a sports pitch that is adjacent to the eastern boundary of the site. Additional CLR facilities in the centre of Selby (including the Selby Leisure Centre, Park and Abbey) are relatively accessible via public transport. Therefore, allocation of this site may increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocation, there is limited potential to help address the shortfall of recreational open space in the district through on site provision. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure suitable provision of recreational facilities in the local area.</p> <p>There are no Public Rights of Way (PRoW) on the site. Any development on the site should seek to provide green infrastructure, pedestrian and cycle route, providing links to the surrounding area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings would be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	*	<p>The site is a located adjacent to 'ribbon development' that extends along the Wistow Road and is approximately 900-1,000m north of the centre of Selby. Therefore the site is unlikely to strongly support the vibrancy of Selby. The small scale of the site would provide some limited enlivenment to this 'ribbon development'.</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 Selby, Monk Lane bus stop (approximately within 100m to the east) which is serviced by a bus route into central Selby. The site is approximately 900-1,000m north of the centre of Selby and therefore has minimal local employment opportunities and facilities but good access to facilities in the centre of Selby via public transport. As a result, there will be a need for commuting to neighbouring settlements or out commuting which is only partially facilitated for by the existing public transport facilities. Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. As such, it is anticipated that residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists).</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, the site has inadequate local services but good access to higher level services in the centre of Selby. Therefore partially promotes the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The current land use is vacant, Grade 2 agricultural land. SDC classifies the land as Greenfield; therefore allocation of this site is not encouraging the development on Brownfield sites. However because of Selby's status as a Principal Town 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>
<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? 		

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	✓	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	✓	<p>The site is not situated in or in close proximity to any designated nature conservation area. The site contains hedgerows that define the boundaries for the site.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The Cockret Dike is situated along the western boundary; therefore measures should be implemented to protect the waterways. This would include appropriate set back from the Dyke and 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 record of potential or known contamination/pollution at the site. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>such pollution?</i>		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	?	<p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	*	<p>The majority of the site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. However a proportion of land (0.34 ha) to the south west of the site is adjacent to a designated main river, and is in its functional floodplain. Therefore this land is classified as Flood Zone 3b and is unsuitable for development. Any built development would need to be located in Flood Zone 1. Further, the development design would need to minimise flood risk by implementing sustainable drainage measures which should also, enhance biodiversity and improve water quality.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	*	<p>The site is not within a Greenbelt. The current land use is vacant, Grade 2 agricultural land. SDC classifies the land as Greenfield. 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 information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Land South of Wistow Road, Selby

SELB 005

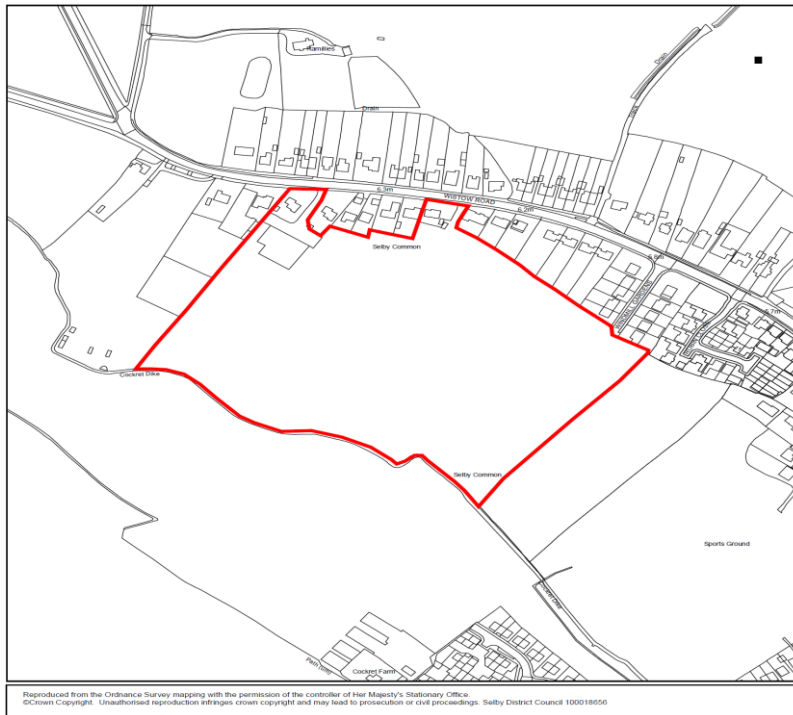
NGR: 460594 433447

Site Area: 6.19 ha

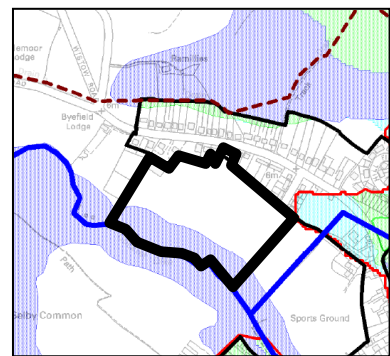
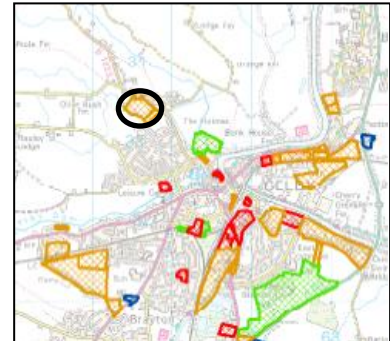
Settlement Hierarchy: Principal Town

Developable Area: 4.54 ha

SDC Maximum Yield Estimate: 159



Site Plan



Strategic Flood Risk Assessment

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/Greenbelt	The site is not within a Greenbelt. The site has a Grade 2 Agricultural Land Classification (ALC). Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However due to Selby's status as a Principal Town it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development.	Yellow
Flood Risk	The majority of the site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. However a proportion of land (1.65 ha) along the southern boundary of the site, is adjacent to a designated main river, and is in its functional floodplain. Therefore this land is classified as Flood Zone 3b and is unsuitable for development.	Yellow
Transport Access	The nearest public transport facilities are the Selby, Bungalow bus stop (approximately within 100m to the north) which is serviced by a bus route between Selby and York. The site is connected to the highway but may require additional works to provide access.	Yellow
Community Facilities	The site located adjacent to the ribbon development that extends along the Wistow Road and is approximately 1-2km north of the centre of Selby. There are minimal local services within vicinity of the site. Higher levels of services in the neighbouring centre of Selby are easily accessible via public transport. Selby Community Primary School (Flaxley Road Primary School) is approximately 400-500m to the south west of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	There are no designated nature conservations sites within 400m of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: SELB 005

Site Name: Land South of Wistow Road, Selby.

Site Size: 6.19 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 impact on the agricultural economy of the local area.</p> <p>Due to the scale of the development there is the potential to stimulate the economy and employment opportunities in the northern outskirts of Selby. 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. The site is situated about 1-2km to the north of the centre of Selby, therefore has minimal local employment opportunities, but has good access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to minimise the need to travel and commute via car, so is in accordance with the SDCDCS objective. Due to the scale and location of the site, there is the potential that additional strain will be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>
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>Selby Community Primary School (Flaxley Road Primary School) is approximately 400-500m to the south west of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD will ensure that educational facilities will not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Posterngate Medical Surgery (according to NHS Choices) and is approximately 1-2 miles from the site. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD will ensure that health care services will not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	✓	<p>CLR facilities in close proximity to the site include a sports pitch that is approximately within 100m to the south east of the site. Additional CLR facilities in the centre of Selby (including the Selby Leisure Centre, Park and Abbey) are relatively accessible via public transport. Therefore allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocation there is some 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, the adopted Developer Contributions SPD will help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings will be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	<p>The site is a suburban, ribbon development that extends along the Wistow Rd and is approximately 1-2km north of the centre of Selby. Therefore the site is unlikely to strongly support the vibrancy of the centre of Selby, and is could potentially be isolated from the main community. The site would provide some limited enlivenment to this 'ribbon development'.</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 Selby, Bungalow bus stop (approximately within 100m to the north) which is serviced by a bus route between Selby and York. The site is located on a suburban, ribbon development that extends along the Wistow Road and is approximately 1-2km north of the centre of Selby. Therefore it has minimal local employment opportunities and facilities but good access to facilities in the centre of Selby via public transport. As a result, there will be the need for commuting to neighbouring settlements or out commuting which is facilitated for by the existing public transport facilities. However due to the scale of the allocation an additional strain could be put on the existing public transport facilities. Therefore this could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. Residents may still need to travel by car to places of employment and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> 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 the site has inadequate local services but good access to higher level services in the centre of Selby. Therefore partially promotes 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 majority of the land is Grade 2 agricultural land, so would be classified as Greenfield land. A minor proportion of the land is agricultural with residential buildings along the northern perimeter of the site. Therefore allocation of this site is only partially encouraging the development on Brownfield sites. However because of Selby's status as a Principal Town 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>
<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? 		

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> • Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	✓	The site is not in close proximity (within a 400m radius) to any designated heritage assets.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	✓	<p>The site is not situated in or in close proximity to any designated nature conservation area. The site contains hedgerows that define the boundaries of the site.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>Due to the sites location on an urban fringe, on the northern outskirts of Selby, consideration could be incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The site is in close proximity (within 400m) to the District's rivers (Cockret Dike is situated along the western boundary. Therefore precautionary measures should be implemented to ensure impacts to the waterway are prevented. This would include incorporating appropriate set back of built development and 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 record 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 will need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</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>
<ul style="list-style-type: none"> • Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce noise pollution from 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>current activities and the potential for such pollution?</i>		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from transport?</i> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	?	<p>Due to the sites size and location there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it will minimise greenhouse gas emissions.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	*	<p>The majority of the site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. However a proportion of land (1.65 ha) along the southern boundary of the site, is adjacent to a designated main river, and is in its functional floodplain. Therefore this land is classified as Flood Zone 3b and is unsuitable for development. Allocation to this site would therefore only partially direct development away from flood risk areas.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	*	<p>The site is not within a Greenbelt. The majority of the land is Grade 2 agricultural land, so would be classified as Greenfield land. A minor proportion of the land is agricultural and residential buildings along the northern perimeter of the site so would be classified as Brownfield land. SDC classifies the land as a mixture of Greenfield and PDL. Therefore does not represent an efficient use of land, in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No 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>

The Holmes, Holme Lane, Selby

NGR: 461340 432865

Site Area: 7.03 ha

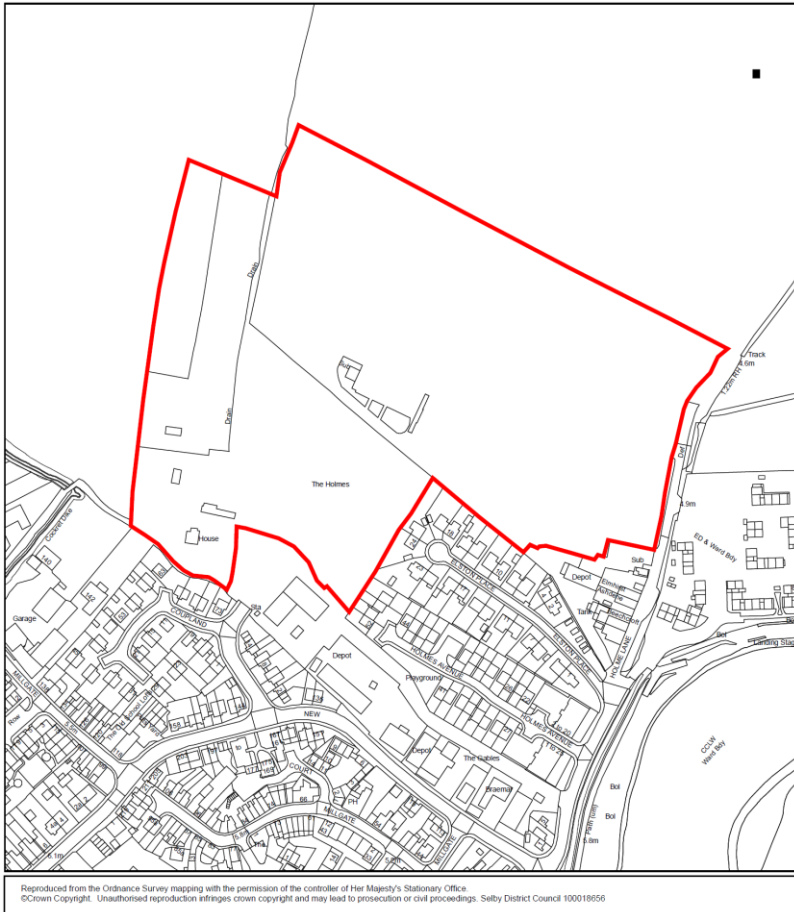
Settlement Hierarchy: Principal Town

SELB 006

SDC Proposed Land Uses: Industrial and Offices

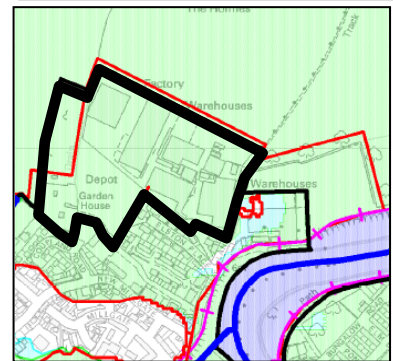
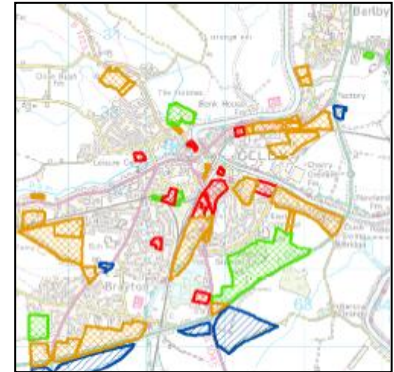
Developable Area: 7.03 ha

SDC Yield Estimate: N/A



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. ©Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Selby District Council 100018656

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. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). The current land use is industrial land that has been cleared (the eastern half of the site) and an area of Greenfield land that is currently an orchard (the western half of the site).	Yellow
Flood Risk	The majority of the site is classified as being in Flood Zone 3a, and flood warning areas, so there is a high risk of flooding. There is a minor area to the east of the site that is classified as Flood Zone 2.	Red
Transport Access	The nearest public transport facilities are the Selby, Yew Tree Close bus stop (approximately within 100m to the south) which is serviced by a bus route around the centre of Selby. The site is not connected to the highway and may require additional works including a potential connection to Holmes Lane (on the south eastern area of the site).	Yellow
Community Facilities	Selby has multiple community facilities. The site is in close proximity to the high street shops and services situated on Gowthorpe Market Lane (approx 300-400m to the south) which include: Halifax, WH Smith, Boots, O2, Blockbuster Video, Morrisons amongst others. These are easily accessible via public transport. Selby Abbey C of E Primary School is approximately 400-500m to the south of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	Selby Abbey (Grade I listed) located approximately 400-500m to the south of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: SELB 006

Site Name: The Holmes, Holme Lane, Selby.

Site Size: 7.03 ha site proposed for industrial use and offices.

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 Selby 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. The SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Public transport facilities are in close proximity to the site (approximately within 100m to the south of the site) therefore facilitating access for residents in Selby and the surrounding area via public transport. Due to the scale and location of the site, there is the potential that additional strain could be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	N/A for the proposed land use.
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)? 	-	N/A for the proposed land use.
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? 	-	N/A for the proposed land use.
<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? 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The provision of economic opportunities, in an area that has suffered economic decline, is likely to improve the vibrancy of town.
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 Yew Tree Close bus stop (approximately 100m to the south) which is serviced by a bus route around the centre of Selby. Selby is classified as a Principal Town and therefore the site has good public access from surrounding residential areas. Due to the scale of the site, it could potentially stimulate an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).
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? 	✓	SDC classifies the land as a mixture of Greenfield and PDL. The current land use is industrial land that has been cleared (the eastern half of the site) and an area of Greenfield land that is currently an orchard (the western half of the site), therefore allocation of this site is only partially 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 Battlefields, buildings and townscapes, distinctive historic landscapes and the 	✓	Selby Abbey (Grade I listed) is located approximately 400-500m to the south of the site. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. Therefore any development on the site would need to be designed to prevent any adverse impact on the setting of the Abbey.

SA OBJECTIVE	EFFECT	COMMENTARY
<i>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 not situated within or in close proximity to any designated nature conservation area. The western half of the site that is comprised of an orchard has potential wildlife value. Features on the site include; shrubs, trees and hedgerows that define the boundaries of the site.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>Due to the sites location in an urban fringe to the north of Selby, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The River Ouse is approximately within 100m to the south and there are drainage features on the site; therefore it is necessary that measures are incorporated into the development to prevent harm to the waterways. This would include the appropriate set backs and 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"> <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 has identified that the site is potentially contaminated or polluted, however the location and extent is currently unknown. Any development of the site would require remediation and removal of any contamination associated with any industrial PDL.</p> <p>Draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
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 size and location of the site, there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>

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? 	*	<p>The majority of the site is classified as being in Flood Zone 3a, and flood warning areas, so there is a high risk of flooding. There is a minor area to the east of the site that is classified as Flood Zone 2 land. Allocation to this site would therefore not direct development away from flood risk areas.</p>
<ul style="list-style-type: none"> Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	-	<p>The site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL. Therefore allocation of this site only partially represents 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 information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> Will it ensure that new development exists within the constraints of the District's water resource? 		

Former Depot, New Millgate, Selby

SELB 007

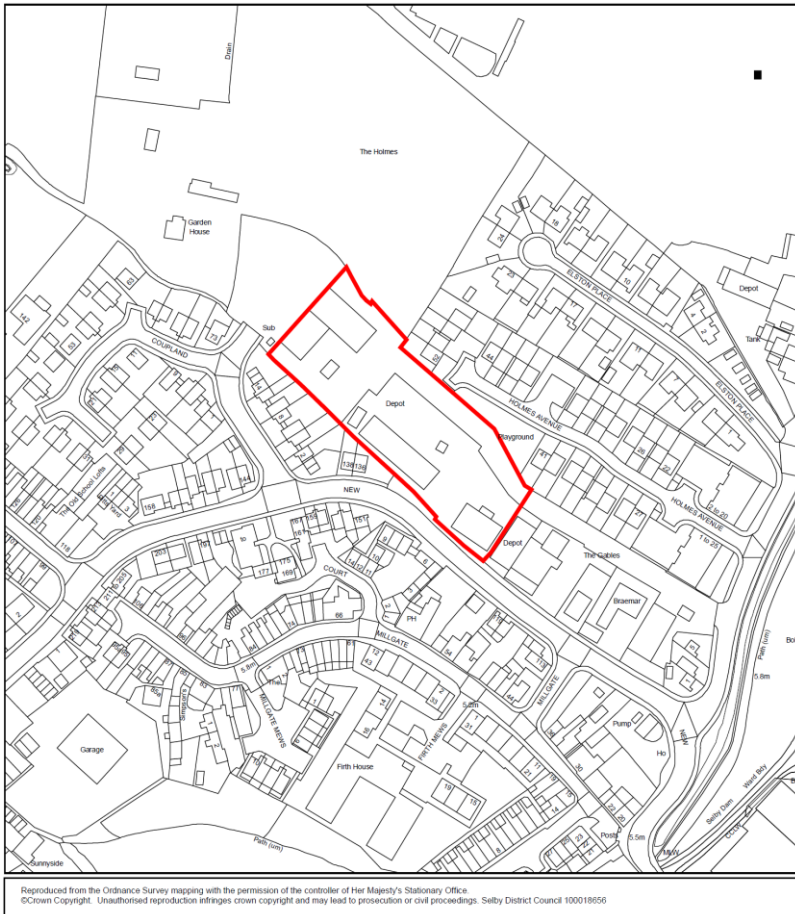
NGR: 461392 432803

Site Area: 0.53 ha

Settlement Hierarchy: Principal Town

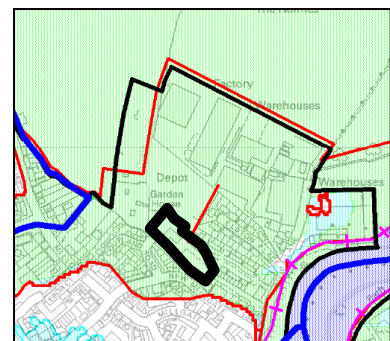
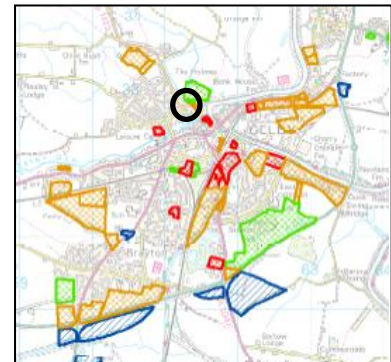
Developable Area: 0.53 ha

SDC Maximum Yield Estimate: 24



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. ©Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Selby District Council 100018656

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. Selby District Council (SDC) classifies the land as PDL. The current land use is industrial (carwash).	Green
Flood Risk	The site is classified as being in Flood Zone 3a so there is a high risk of flooding. It is located within 100m to the west of the River Ouse, in a flood warning area.	Red
Transport Access	The nearest public transport facilities are the Selby, Dixons bus stop (approximately 100-200m to the west) which is serviced by a bus route into the centre of Selby. The site is connected to the highway but additional works may be required to improve the access from Holmes Lane or to create an additional access from Coupland Road.	Yellow
Community Facilities	The site is in close proximity to the majority of higher level services that Selby can offer. These include supermarkets; Tesco (approximately 500-600m to the south) and Morrisons (approximately 300-400m to the south), churches; Selby Abbey (approximately 300-400m to the south) and the main hub of High Street services situated on Gowthorpe Market Lane (approximately 100-200m to the south) including; Halifax, WH Smith, Boots, O2, Blockbuster Video amongst others. Selby Abbey C of E Primary School is approximately 300-400m to the south of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	The site is approximately 100m from the Selby Town Conservation Area, which contains several listed buildings and approximately 300-400m from Selby Abbey (Grade I listed).	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: SELB 007

Site Name: Former Depot, New Millgate, Selby.

Site Size: 0.53 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Selby. 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. Selby is classified as a Principal Town and therefore the site has access to reasonable local and higher level employment opportunities and services. Therefore allocation of this site has the potential to minimise the need to travel and commute via car, so is in accordance with the SDCDCS objective. The scale and location of the site is unlikely to stimulate additional 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>Selby Abbey C of E Primary School is approximately 300-400m 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, the adopted Developer Contributions SPD will ensure that educational facilities will not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Posterngate Surgery (according to NHS Choices) and is approximately 300-400m to the south of the site. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD will ensure that health care services will not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>CLR facilities in close proximity to the site include the Abbey Leisure Centre and associated pitches including a football pitch and all weather pitch, and the CC's School of Dance and Fitness approximately 100-200m to the west. Additional CLR facilities in the centre of Selby including the Selby Abbey and Park are easily accessible via public transport. Therefore, allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocation there is limited potential to address the shortfall of recreational open space in the district, through on site provision.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more, the adopted Developer Contributions SPD will 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? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings will be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The site is in close proximity to the centre of Selby. The small scale of the site would provide some limited enlivenment of the surrounding area.
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 Selby, Dixons bus stop (approximately 100-200m to the west) which is serviced by a bus route into the centre of Selby. Selby is classified as a Principal Town and therefore has reasonable local employment opportunities and facilities.</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 the area has adequate local services and higher level services due to its location in the centre of Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as PDL. The current land use is an industrial (car wash); therefore allocation of this site would be encouraging 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

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 located approximately 100m from the Selby Town Conservation Area and approximately 300-400m from Selby Abbey (Grade I listed).. Therefore, development on the site would need to take the setting of this area and the Abbey into consideration. .
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 not situated within or in close proximity to any designated nature conservation area. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The site is approximately 100m to the east of the River Ouse. Therefore measures should be implemented to ensure impacts to the waterway are minimised. 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 record of potential or known contamination/pollution. As a result the effect of the site on contamination/pollution is unknown.</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>Draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site will need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</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 will minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	*	<p>The site is classified as being in Flood Zone 3a so there is a high risk of flooding. It is located within 100m to the west of the River Ouse and is in a flood warning area. Allocation to this site would therefore not direct development away from flood risk areas.</p>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	✓	<p>The site is not within a Greenbelt. The current land use is an industrial (carwash). SDC classifies the land as PDL. 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>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

West Mills Food, Selby

NGR: 461560 432681

Site Area: 0.6 ha

Settlement Hierarchy: Principal Town

SELB 008

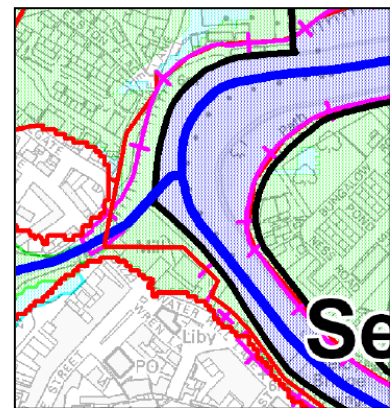
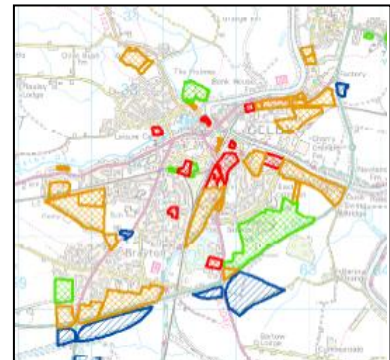
SDC Potential Primary Land Use: Mixed

Developable Area: 0.6 ha

SDC Yield Estimate: 40



Site Plan



Strategic Flood Risk Assessment
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as PDL. The current land use is industrial land.	Green
Flood Risk	The site is classified as being in Flood Zone 3a, and a flood warning area so there is a high risk of flooding. It is located adjacent to the River Ouse.	Red
Transport Access	The nearest public transport facilities are the Selby, Audus street bus stops (approximately 100-200m to the west) which is serviced by a bus route into the centre of Selby. The Selby rail station is approximately 200-300m to the east of the site. The site is connected to the highway and may require additional highway works.	Yellow
Community Facilities	The site is in close proximity to the majority of higher level services provided in Selby. This includes: supermarkets - Tesco (approximately 400-500m to the south) and Morrisons (approx 200-300m to the south); Selby Abbey (approximately 100-200m to the south east) and the main hub of high street services situated on Gowthorpe Market Lane (approximately 50-100m to the south) - Halifax, WH Smith, Boots, O2, and Blockbuster Video, amongst others. Selby Abbey C of E Primary School is approximately 300-400m to the south east of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	The site is within the Selby Town Conservation Area, which contains several listed buildings and approximately 100-200m from Selby Abbey (Grade I listed).	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: SELB 008

Site Name: West Mills Food.

Site proposed for mixed use (office, retail and leisure & recreation)

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 existing industrial land use offers employment opportunities. The manufacturing industry in Selby has been identified as an area that has suffered economic decline and unemployment. If the site is developed as an office and retail use, this would provide job opportunities in an area that has suffered economic decline and diversity the employment offer.</p> <p>The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Due to the sites proximity to the centre of Selby it has the potential to minimise the need to travel and commute via car, so is in accordance with the SDCDCS objective. Due to the scale and location of the site, it is unlikely that additional strain will 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? 	-	N/A for the proposed land use.
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)? 	-	N/A for the proposed land use.
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>The provision of leisure and recreation facilities in this location would help to address the shortfall of CLR facilities throughout the district. The site is ideally situated for access from public transport (both from bus and rail links) for residents in Selby town and throughout the district.</p> <p>Although there are no PRoW on the site, there are several in the surrounding area, which could be improved/connected as a result of development on the site.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		
8. Quality housing available to everyone		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The site is in close proximity to the centre of Selby. The allocation would also revitalise an industrial area with the provision of retail and leisure and recreation facilities. Therefore, it is likely to support the vibrancy of Selby town centre.
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)? 	✓	The nearest public transport facilities are the Selby, Audus street bus stops (approximately 100-200m to the west) which is serviced by a bus route into the centre of Selby. The Selby rail station is approximately 200-300m to the east of the site. Therefore the site is easily accessible by residential areas of Selby town centre and the wider district. Allocation of this site could potentially improve employment opportunities within the district. Therefore, the need for commuting to neighbouring settlements or out commuting could be reduced. 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).
<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 	✓	As aforementioned the area has adequate local services and higher level services due to its location in the centre of Selby. The site should provide additional employment, retail and leisure facilities for local residents and residents throughout the district in an accessible location. SDC classifies the land as PDL. The current land use is industrial land; therefore allocation of this site is encouraging development on Brownfield sites. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
<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		
<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 within the Selby Town Conservation Area and in close proximity to Selby Abbey (Grade I listed). Therefore, development on the site would need to take into consideration the setting of this area and the Abbey.
13. A bio-diverse and attractive natural environment		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	✓	<p>The site is not situated in or in close proximity to any designated nature conservation area.</p> <p>The site is adjacent to the River Ouse. Therefore measures should be implemented to ensure impacts to the waterway are minimised. This would include appropriate set back of built development and the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?/-	<p>The site is currently in industrial use, therefore could be potentially contaminated or polluted. However the location and extent is currently 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>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>Whilst 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 will need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from transport? 	?	<p>Due to the sites 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 will 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 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>district?</i>		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	*	The site is classified as being in Flood Zone 3a so there is a high risk of flooding. It is located adjacent to the River Ouse and is in a flood warning area. Allocation to this site would therefore not direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✓	The site is not within a Greenbelt. The current land use is in industrial use and SDC classifies the land as PDL. Therefore, allocation of this site 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. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Former Wood Yard, Station Road, Selby

NGR: 461793 432335

Site Area: 0.55 ha

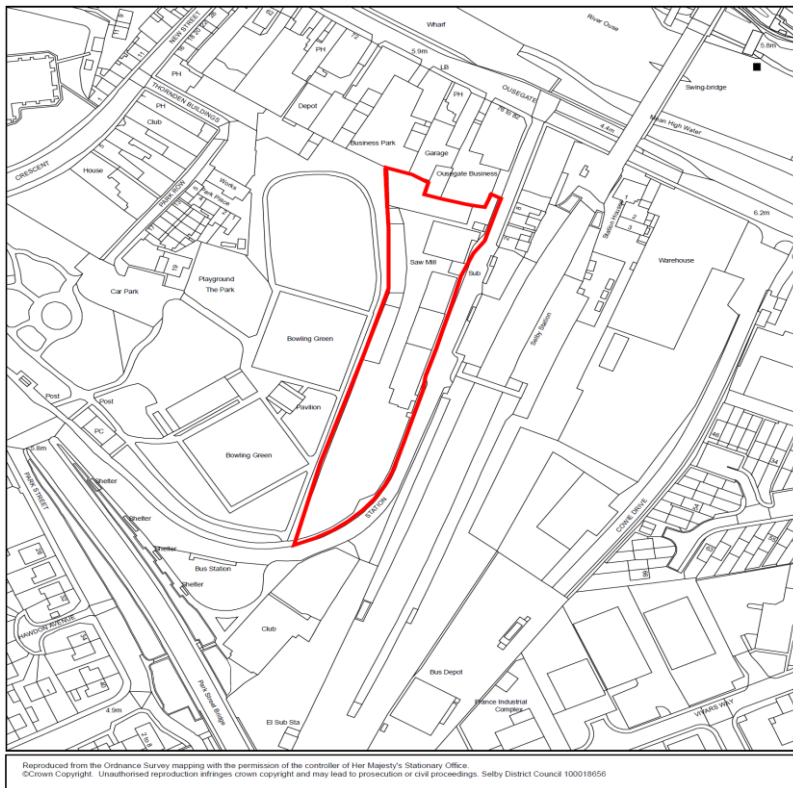
Settlement Hierarchy: Principal Town

SELB 009

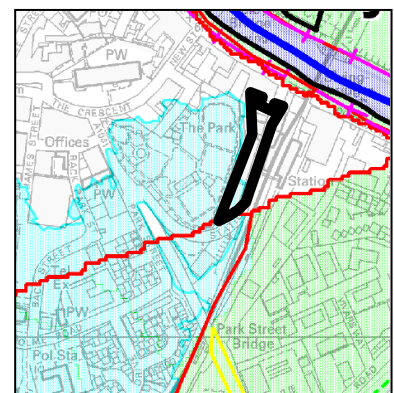
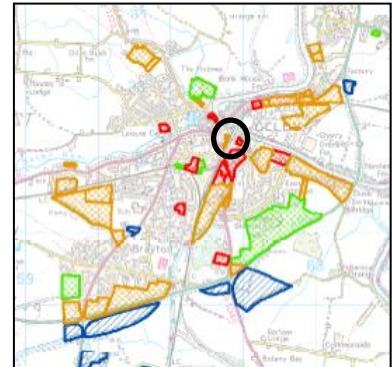
SDC Potential Primary Land Use: Mixed

Developable Area: 0.55 ha

SDC Yield Estimate: N/A



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. Selby District Council (SDC) classifies the land as (Previously Developed Land (PDL). The current land use is a saw mill which is vacant.	Green
Flood Risk	The site is classified as being in Flood Zones 1 (to the north of the site) and 2 (to the south of the site) so there is a minimal to moderate risk of flooding.	Yellow
Transport Access	The site is ideally located for public transport access. The nearest public transport facilities are the Selby Rail Station which borders the site to the north. The Selby bus station is approximately within 100m to the south, which is serviced by a bus route to surrounding settlements within and outside the district. The site is connected to the highway service additional works, which are likely to be around the Ousegate signalled junction and the Park Street junction.	Green
Community Facilities	The site is ideally situated to access the majority of higher level services provided in Selby. This includes: supermarkets - Tesco (100-200m to the south) and Morrisons (within 100m to the west); and Selby Abbey (approximately within 100m to the north west) and the main hub of High Street services situated on Gowthorpe Market Lane (approximately within 100m to the west) including; Halifax, WH Smith, Boots, O2, Blockbuster Video amongst others. Selby Abbey C Of E Primary School is approximately 200-300m to the west of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	The site is within the Selby Town Conservation Area, and areas of historical and architectural importance including Selby Park and Abbey are adjacent to the east of the site. There are several listed buildings in the surrounding vicinity, and SDC has classified the building itself as listed. Selby Abbey (Grade I listed) is approximately 100m from the site.	Red

SUSTAINABILITY APPRAISAL

Site Ref: SELB 009

Site Name: Former Wood Yard, Station Road, Selby.

Site Size: 0.55 ha site proposed for mixed use (office, retail, leisure and recreation)

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 Selby and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>The site is ideally located for public transport access. The nearest public transport facilities are the Selby Rail Station, that borders the site to the north. The Selby bus station is approximately within 100m to the south, which is serviced by a bus route to surrounding settlements within and outside the district. Therefore, employment opportunities are accessible by public transport. The SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Due to the sites proximity to the centre of Selby it has the potential to minimise the need to travel and commute via car, so is in accordance with the SDCDCS objective. The scale and location of the site is unlikely to stimulate additional 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? 	-	N/A for the proposed land use.
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)? 	-	N/A for the proposed land use.
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>The provision of leisure and recreation facilities in this location would help to address the shortfall of CLR facilities throughout the district. The site is ideally situated for access from public transport (both from bus and rail links) for residents in Selby town and throughout the district.</p> <p>Although there are no PRoW on the site, there are several in the surrounding area, which could be improved/connected as a result of development on the site.</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? 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The site is in close proximity to the centre of Selby. It is also revitalising an industrial area with the provision of retail and leisure and recreation facilities. Therefore, it is likely to support the vibrancy of Selby town centre.
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)? 	✓	The site is ideally located for public transport access. The nearest public transport facilities are the Selby Rail Station, that borders the site to the north. The Selby bus station is approximately within 100m to the south, which is serviced by a bus route to surrounding settlements within and outside the district. 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).
<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 	✓	As aforementioned the area has adequate local services and higher level services due to its location in the centre of Selby. The site should provide additional employment, retail and leisure facilities for local residents and residents throughout the district. Therefore, allocation of the site is promoting development with accessible service SDC classifies the land as PDL. The current land use is a vacant sawmill, therefore allocation of this site is encouraging development on Brownfield sites. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
<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		
<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 within the Selby Town Conservation Area and areas of historical and architectural importance including Selby Park and Selby Abbey (Grade I listed) are adjacent to the east of the site. There are several listed buildings in the surrounding vicinity, and SDC has classified the building itself as listed. Therefore, any development on the site would need to take into consideration the setting of these sites and historic assets.

SA OBJECTIVE	EFFECT	COMMENTARY
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	✓	<p>The site is not situated in or in close proximity to any designated nature conservation area. The site is 100m to the south of the River Ouse. Therefore measures should be implemented to ensure impacts to the waterway are minimised. 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> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> • Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> • Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> • Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> • Will it clean up contaminated land to the appropriate standard? 	?/-	<p>The site is currently in industrial use, therefore could be potentially contaminated or polluted. However the location and extent is currently 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>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>Whilst 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 will need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> • Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	?	<p>Due to the sites 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 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>generated and consumed in the district?</i>		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	-	The site is classified as being in Flood Zones 1 (to the north of the site) and 2 (to the south of the site) so there is a minimal and moderate risk of flooding. Allocation to this site would therefore not direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✓	The site is not within a Greenbelt. SDC classifies the land as PDL. 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. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Civic Centre, Portholme Road, Selby

SELB 010

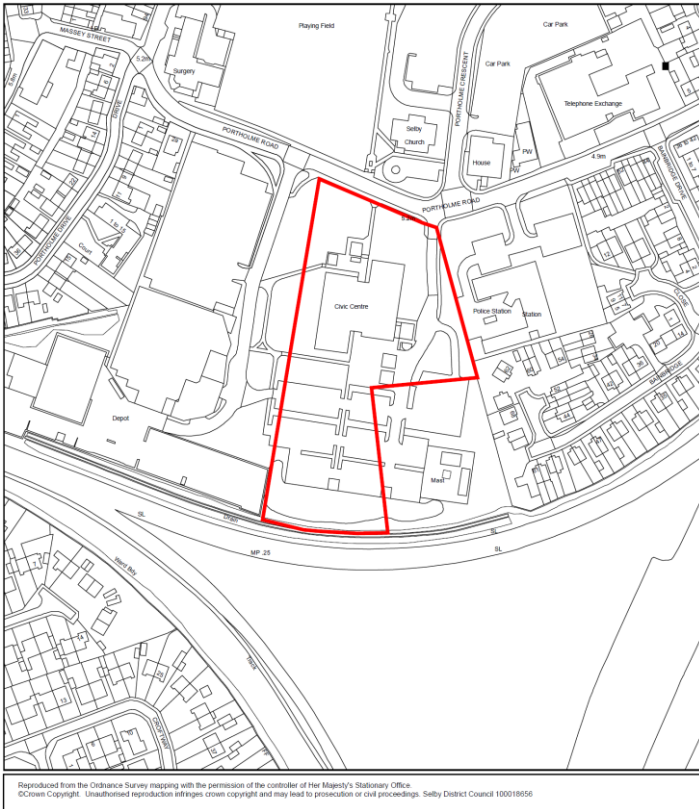
NGR: 461414 431938

Site Area: 1.41 ha

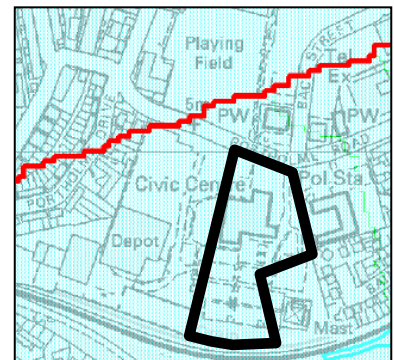
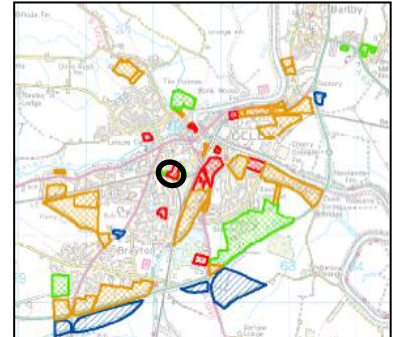
Settlement Hierarchy: Principal Town

Developable Area: 1.41 ha

SDC Maximum Yield Estimate: 63



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 Council offices and car park. The SDC offices are being relocated to a site on Doncaster Road by 2011. Planning permission was granted for the site in May 2009. 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 Selby, Civic Centre bus stop (approximately within 100m to the north) which is serviced by a bus route into the centre of Selby. Selby train station is also located approximately 500m to the north east of the site providing access to the wider area. SDC has recognised that the increase in traffic generation may require significant improvement to Union Lane and Park Street junction and also improved vehicle and pedestrian access from Portholme Road.	
Community Facilities	The site is ideally situated to access the majority of higher level services provided in Selby. This includes: supermarkets - Tesco (adjacent to the western boundary of the site) and Morrisons (approximately 100-200m to the north); Selby Church (adjacent to the northern boundary of the site); and Selby Abbey (approximately 100-200m to the north); and the main hub of high street services situated on Gowthorpe Market Lane (approximately 100-200m to the north) - Halifax, WH Smith, Boots, O2, and Blockbuster Video, amongst others. Selby Abbey C Of E Primary School is approximately 100-200m to the north of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Selby Abbey (Grade I listed) is located approximately 100-200m to the north of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: SELB 010

Site Name: Civic Centre, Portholme Road, Selby.

Site Size: 1.41 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>Due to the scale of the development, it is unlikely to stimulate the economy and employment opportunities in Selby. 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. Selby is classified as a Principal Town and therefore has reasonable local employment opportunities and higher level services. Therefore allocation of this site has the potential to minimise the need to travel and commute, so is in accordance with the SDCDCS objective. However, the scale and location of the site is unlikely to stimulate additional 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>Selby Abbey C Of E Primary School is approximately 100-200m to the north of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Posterngate Surgery (according to NHS Choices) and is approximately within 100m to the north east of the site. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>CLR facilities in close proximity to the site include fields that are attached to the Barlby Community Education Centre, which are adjacent to the site (northern boundary). Selby Park is also approximately 100-200m to the north east of the site. Additional CLR facilities in the centre of Selby town are situated around Gowthorpe Market Lane (approximately 100-200m to the north). Therefore allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocation there is limited potential to help address the shortfall of recreational open space in the district through on site provision.</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, 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? 	?	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA 2009, appropriate types and sizes of dwellings would be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, no 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	Due to the size and location of the site, it is likely that allocation of this site would support the vibrancy of Selby town centre.
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 Selby, Civic Centre bus stop (approximately within 100m to the north) which is serviced by a bus route into the centre of Selby. Selby train station is located approximately 500m to the north east of the site providing access to the wider area. Selby is classified as a Principal Town and therefore has reasonable local employment opportunities and facilities. As a result, the need for commuting to neighboring settlements or out commuting is considered to be low 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).</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, the site has adequate local and higher level services. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as classifies the land as PDL. The current land use is Council offices and car park, therefore allocation of this 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>
<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? 		

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	?	<p>Selby Abbey (Grade I listed) is located approximately 100-200m to the north of the site. Any development on this site would need to be designed to prevent any adverse effects on the setting of the Abbey. 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>The site is not situated in or in close proximity to any designated nature conservation area. A proportion of the site consists of grassland (to the front of the current Civic Centre, west of the site) and there are numerous trees within the car parks to the south of the site. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</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 has identified that the site is potentially contaminated or polluted, however the location and extent is currently unknown. Any development of the site would require remediation and removal of any contamination and would therefore have additional construction costs.</p> <p>The site has been identified as being affected by potential noise pollution due to the railway line that runs adjacently to the south of the site. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for 		

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

Roose House, Union Lane, Selby

NGR: 461082 431910

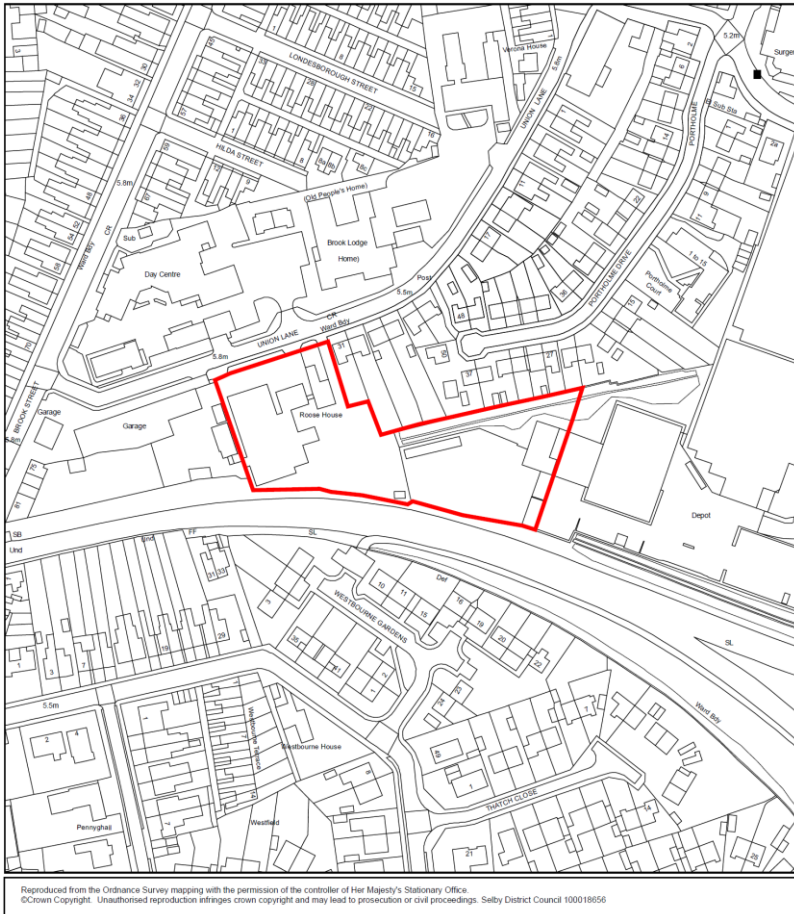
Site Area: 0.67 ha

Settlement Hierarchy: Principal Town

SELB 012

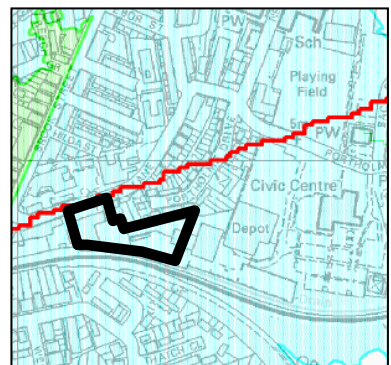
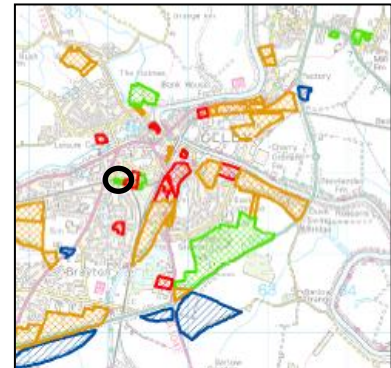
Developable Area: 0.67 ha

SDC Yield Estimate: 30



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Selby District Council 100018656

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. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL). The current land use is buildings and a yard associated with Roose House.	
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 Selby, Union Lane bus stop (approximately within 100m to the north west) which is serviced by a bus route around central Selby. The Selby Railway Station is located approximately 800-900m to the east, providing access to the wider area. The site is connected to the highway but may require additional works.	
Community Facilities	The site is ideally situated to access the majority of higher level services provided in Selby. The site is located approximately 100-300m south west of Gowthorpe Market Lane which has a range of facilities including: Halifax, WH Smith, Boots, O2, Blockbuster Video, Morrisons amongst others. Selby C of E Primary School is approximately 100-200m to the north of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	Selby Abbey (Grade I listed) is located approximately 600-700m to the north east of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: SELB 012

Site Name: Roose House, Union Lane, Selby.

Site Size: 0.67 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Selby. 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. Selby is classified as a Principal Town and therefore has reasonable employment opportunities and facilities, which due to the site's central location, are easily accessible via public transport. Therefore allocation of this site has the potential to minimise the need to travel and commute, so is in accordance with the SDCDCS objective. The scale and location of the site is unlikely to stimulate additional 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>Selby C of E Primary School is approximately 100-200m to the north of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Posterngate Surgery (according to NHS Choices) and is approximately 100-200m to the north of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>CLR facilities in close proximity to the site include fields that are attached to the Barlby Community Education Centre, which are approximately 100-200m to the north. Selby Park is also approximately 200-300m to the north east of the site. Additional CLR facilities are located in the centre of Selby town situated around Gowthorpe Market Lane (approximately 100-300m to the north). Therefore, allocation of the site is likely to increase non-car based access to CLR activities. Due of the scale of the allocation there is limited potential to help address the shortfall of recreational open space in the district through on site provision. There are no Public Rights of Way (PRoW) on the site. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, 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. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The site is in close proximity to the centre of Selby. Therefore the site has the potential to support the vibrancy of Selby.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>The nearest public transport facilities are the Selby, Union Lane bus stop (approximately within 100m to the north west) which is serviced by a bus route around central Selby. Selby train station is approximately 800-900m to the north east which provides access to the wider area; however there is no direct pedestrian route. Selby is classified as a Principal Town and therefore has reasonable local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low and is adequately facilitated for by the existing public transport facilities. However, residents may still travel by car to places of employment and to access services and facilities. To mitigate against this sustainable transport methods, such as car sharing, the provision and improvements to pedestrian and cycle routes or the use of the existing public transport, should be promoted by SDC.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 	✓	<p>As aforementioned, the site has adequate local services and access to higher level services in the centre of Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as PDL; therefore allocation of this site would be encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> <i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i> 	?	<p>Selby Abbey (Grade I listed) located approximately 200-300m to the north east of the site. Therefore any development of the site would need to consider the setting of the Abbey. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. Therefore any development on the site would need to be designed to prevent any adverse impact on the setting of the Abbey.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> 	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. Features on the site include some trees and shrubs to the south of the site. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> 		
<ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> 		
<ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> 	?/*	<p>SDC has no record of potential or known contamination/pollution at the site. Therefore the effects are unknown. The site has been identified as being affected by potential noise pollution due to the railway line that is located on the southern boundary of the site. Any development would need to incorporate appropriate mitigation measures. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects. The draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce water pollution from current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce noise pollution from current activities and the potential for</i> 		

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

Land to North of Meadway, Selby

NGR: 459621 431928

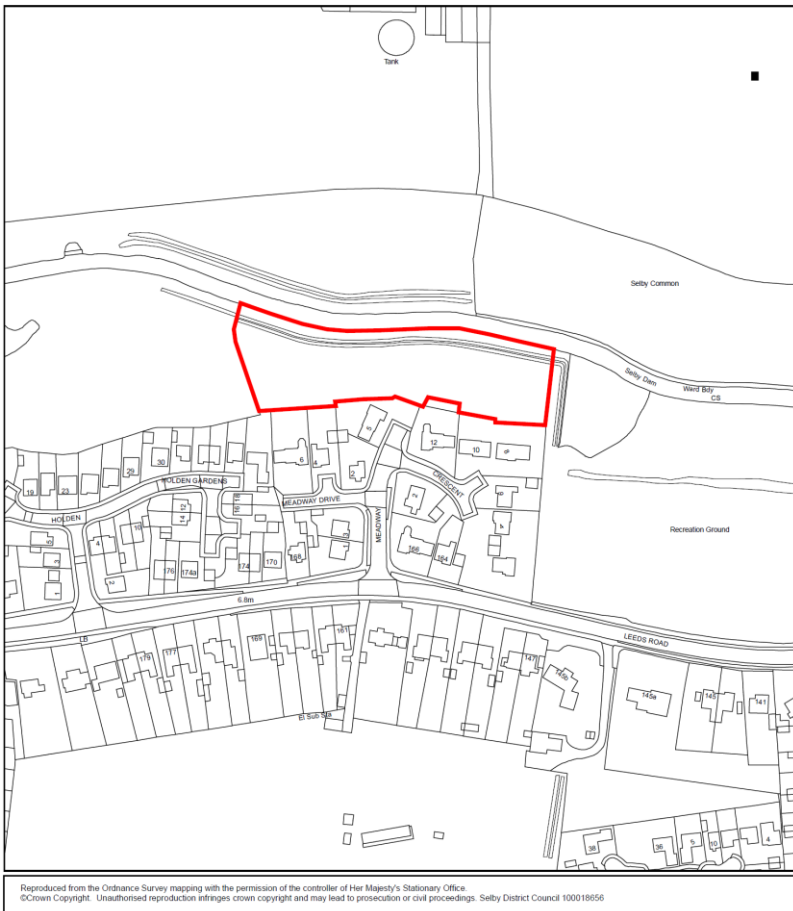
Site Area: 0.62 ha

Settlement Hierarchy: Principal Town

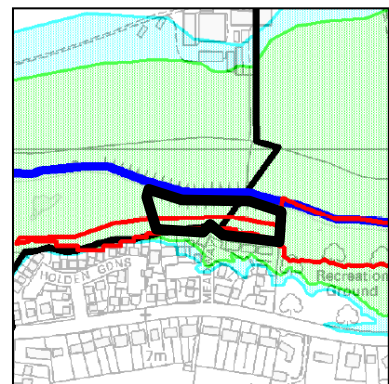
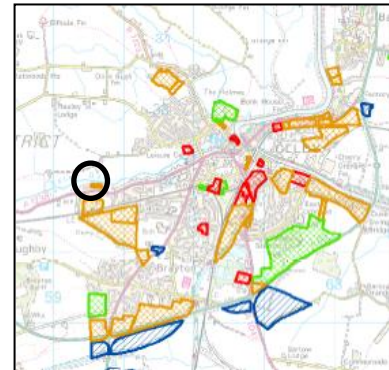
SELB 014

Developable Area: 0.62 ha

SDC Yield Estimate: 28



Site Plan



Strategic Flood Risk Assessment

Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Selby District Council 100018956

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/Greenbelt	The site has Grade 2 Agricultural Land Classification (ALC). The site is not within a Greenbelt. The current land use is vacant agricultural land. Selby District Council (SDC) classifies the land as Greenfield. However due to Selby's status as a Principal Town it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 3a and is situated in a Flood Warning Area, so there is a high risk of flooding. Additionally the northern boundary runs parallel to the Selby Dam.	Red
Transport Access	The nearest public transport facilities are the Brayton, Meadway bus stop (approximately within 100m to the south) which is serviced by a bus route between Selby and Holme on Spalding Moor. The site is not connected to the highway and may require additional highways to create an access point through Meadway Lane. Therefore SDC has identified that land should be protected for a link road between Meadway and the land to the north of the site.	Yellow
Community Facilities	The site is situated adjacent to 'ribbon development' along Leeds Road on the western outskirts of Selby. This residential area has minimal local facilities. Higher levels of services in Selby are easily accessible via public transport. Longmans Hill Primary School is approximately 1-2km to the south east of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	There are no designated heritage assets within 400m of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: SELB 014

Site Name: Land to North of Meadway, Selby.

Site Size: 0.62 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	-	<p>Due to the scale of the development there is minimal potential to stimulate the economy and employment opportunities in the western outskirts of Selby. 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. Selby is classified as a Principal Town and therefore has good local employment opportunities. However because the site is situated on the far western outskirt of Selby, it could potentially increase the need to travel and commute, however this is less so than if the site were located in a more rural location. To attempt to mitigate against this, SDC should encourage sustainable transport options, promoting the existing public transport facilities that are in close proximity (100m to the north) of the site. The scale and location of the site is unlikely to stimulate additional 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>Longmans Hill Primary School is approximately 1-2km to the south east of the site. SDC has identified the school as having additional capacity. If necessary a proposed new school site/extension has been identified in the area, and is deemed to have a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, 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>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Dr McGrann & partners (according to NHS Choices) and is approximately 600-700m to the east of the site. As the site is likely to be above the threshold of 25 dwellings or more, the adopted Developer Contributions SPD will ensure that health care services will not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>CLR facilities in close proximity to the site include the sports pitches associated with the Selby RUFC which are approximately within 100m to the south. However, these pitches have been identified as a potential development allocation (SELB 015) which could result in the loss of this facility. Additional CLR facilities including sports pitches associated with Brayton College, and others in the centre of Selby are accessible via public transport. Therefore allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocation there is limited potential to help address the shortfall of recreational open space in the district through on site provision.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<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. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✘	<p>The site is in on the eastern outskirts of Selby, located adjacent to 'ribbon development' along Leeds Road and therefore the site is unlikely to support the vibrancy of Selby, and could potentially be isolated from the local community.</p> <p>The small scale of the site would provide some limited enlivenment of this suburban area of Selby.</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 Brayton, Meadway bus stop (approximately within 100m to the south) which is serviced by a bus route between Selby and Holme on Spalding Moor. Selby is classified as a Principal Town and therefore has good local employment opportunities and facilities. However because of the site being situated on the western outskirts of Selby, residents will have to travel further the facilities provided in Selby. Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> 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 the site has adequate access to higher level services in Selby. Therefore allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as Greenfield. The current land use is vacant agricultural land; therefore allocation of this site is not encouraging the development on Brownfield sites. However because of Selby's status as a Principal Town it is viewed as a suitable settlement in the draft Core Strategy for Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<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

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 not in close proximity (within a 400m radius) to any designated heritage asset.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	✓	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has minimal potential for wildlife with the exception of a tree to the west of the site. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>Whilst the site is not located within or close to any landscape designations, given the sites location within an urban fringe, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The River Ouse runs along the northern perimeter. Therefore precautionary measures should be implemented to ensure impacts to the waterway are prevented. 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.</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. Whilst 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>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		

SA OBJECTIVE	EFFECT	COMMENTARY
15.Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	?	Due to the size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from de-centralised 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.
<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? 	✘	The site is classified as being in Flood Zone 3a so there is a high risk of flooding. Additionally the northern boundary runs parallel to the Selby Dam and is situated in a Flood Warning Area. Allocation to this site would therefore not direct development away from flood risk areas.
<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?) 	✓	The site is not within a Greenbelt. The current land use is vacant agricultural land. SDC classifies the land as Greenfield. Therefore allocation of the site does not represent an efficient use of land in terms of encouraging Brownfield land. According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

Land to North of Meadway, Selby

NGR: 459621 431928

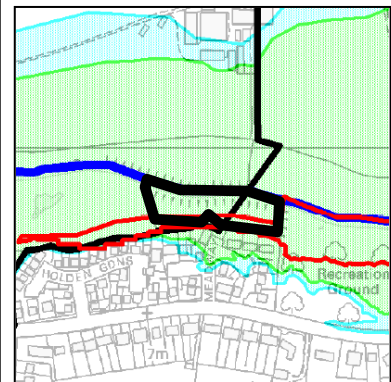
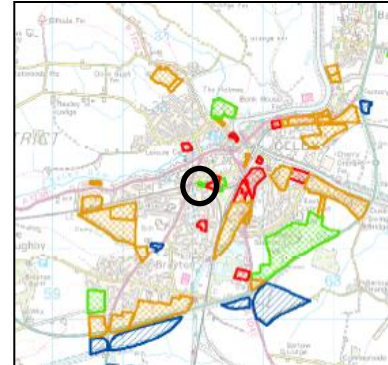
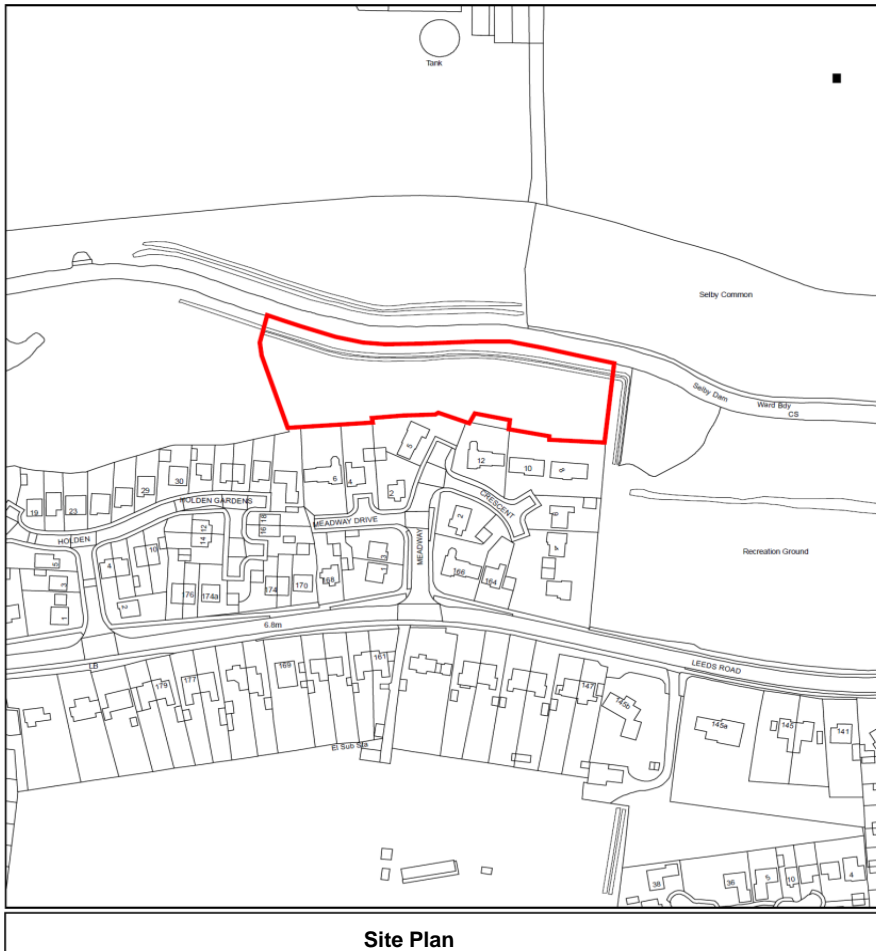
Site Area: 0.62 ha

Settlement Hierarchy: Principal Town

SELB 014

Developable Area: 0.62 ha

SDC Yield Estimate: 28



KEY ENVIRONMENTAL CONSTRAINTS		Flag
Issue	Comments	
ALC/PDL/ Greenbelt	The site has a Grade 2 Agricultural Land Classification (ALC). The current land use is vacant agricultural land. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Selby's status as a Principal Town it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 3a and is situated in a Flood Warning Area, so there is a high risk of flooding. Additionally the northern boundary runs parallel to the Selby Dam.	Red
Transport Access	The nearest public transport facilities are the Brayton, Meadway bus stop (approximately within 100m to the south) which is serviced by a bus route between Selby and Holme on Spalding Moor. The site is not connected to the highway and would require highways works to create an access point through Meadway Lane. Therefore SDC has identified that land should be protected for a link road between Meadway and the land to the north of the site.	Yellow
Community Facilities	The site is situated adjacent to 'ribbon development' along Leeds Road on the western outskirts of Selby. This residential area has minimal local facilities. Higher levels of services in Selby are easily accessible via public transport. Longmans Hill Primary School is approximately 1-2km to the south east of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	There are no designated heritage assets within 400m of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: SELB 014

Site Name: Land to North of Meadway, Selby.

Site Size: 0.62 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	-	<p>Due to the scale of the development there is minimal potential to stimulate the economy and employment opportunities in the western outskirts of Selby. 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. Selby is classified as a Principal Town and therefore has good local employment opportunities. However because the site is situated on the far western outskirt of Selby, it could potentially increase the need to travel and commute, however this is less so than if the site were located in a more rural location. To attempt to mitigate against this, SDC should encourage sustainable transport options, promoting the existing public transport facilities that are in close proximity (100m to the north) of the site. The scale and location of the site is unlikely to stimulate additional 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>Longmans Hill Primary School is approximately 1-2km to the south east of the site. SDC has identified the school as having additional capacity. If necessary a proposed new school site/extension has been identified in the area, and is deemed to have a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, 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>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Dr McGrann & partners (according to NHS Choices) and is approximately 600-700m to the east of the site. As the site is likely to be above the threshold of 25 dwellings or more, the adopted Developer Contributions SPD will ensure that health care services will not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>CLR facilities in close proximity to the site include the sports pitches associated with the Selby Rugby Union Football Club (RUFC) which are approximately within 100m to the south. However, these pitches have been identified as a potential development allocation (SELB 015) which could result in the loss of this facility. Additional CLR facilities including sports pitches associated with Brayton College, and others in the centre of Selby are accessible via public transport. Therefore allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocation there is limited potential to help address the shortfall of recreational open space in the district through on site provision.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<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. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✘	<p>The site is in on the eastern outskirts of Selby, located adjacent to 'ribbon development' along Leeds Road and therefore the site is unlikely to support the vibrancy of Selby, and could potentially be isolated from the local community.</p> <p>The small scale of the site would provide some limited enlivenment of this suburban area of Selby.</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 Brayton, Meadway bus stop (approximately within 100m to the south) which is serviced by a bus route between Selby and Holme on Spalding Moor. Selby is classified as a Principal Town and therefore has good local employment opportunities and facilities. However because of the site being situated on the western outskirts of Selby, residents are likely to have to travel to their place of employment and the facilities provided in Selby.</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 the site has adequate access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as Greenfield. The current land use is vacant agricultural land; therefore allocation of this site is not encouraging the development on Brownfield sites. However because of Selby's status as a Principal Town it is viewed as a suitable settlement in the draft Core Strategy for Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<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

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 not in close proximity (within a 400m radius) to architectural and historically important features and areas and their settings.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	✓	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has minimal potential for wildlife with the exception of a tree to the west of the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not located within, or close to any landscape designations. Due to the sites location within an urban fringe (situated on the western fringe of Selby) consideration could be incorporated into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The River Ouse runs along the northern perimeter. Therefore measures should be implemented to ensure impacts to the waterway are prevented. This would include the incorporation of appropriate set back of built development and 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.</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>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		

SA OBJECTIVE	EFFECT	COMMENTARY
15.Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	?	<p>Due to the size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from de-centralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16.Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	*	<p>The site is classified as being in Flood Zone 3a so there is a high risk of flooding and is situated in a Flood Warning Area. Additionally the northern boundary runs parallel to the Selby Dam. Allocation to this site would therefore not direct development away from flood risk areas.</p>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17.Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	✓	<p>The site is not within a Greenbelt. The current land use is vacant agricultural land. SDC classifies the land as Greenfield. Therefore does not represent an efficient use of land in terms of encouraging Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

Selby Rugby Union FC, Sandhill Lane, Selby

SELB 015

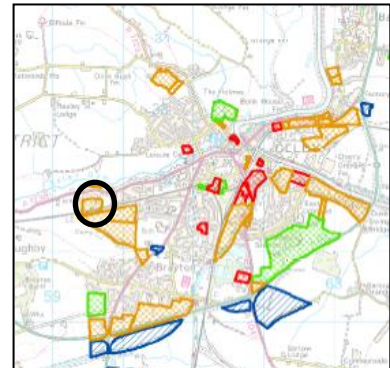
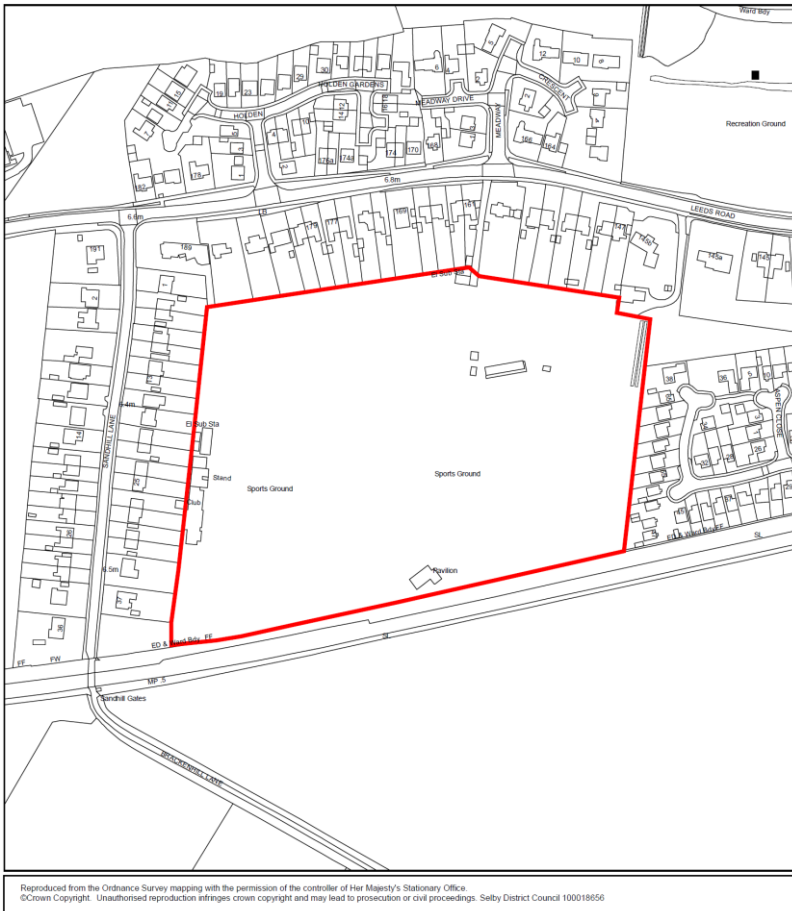
NGR: 459556 431674

Site Area: 5.6 ha

Settlement Hierarchy: Principal Town

Developable Area: 5.6 ha

SDC Yield Estimate: 252



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). The current land use is predominantly Greenfield land consisting of the Selby RUFC sports fields, there is also a small pavilion to the south side of the site and a small club house and stand on the western boundary. The site has been designated as a Protected Recreational Open Space (ROS).	
Flood Risk	The site is classified as being in Flood Zone 1 so there is of minimal risk of flooding.	
Transport Access	The nearest public transport facilities are the Brayton Meadway Bus Stop (approximately 100m to the north) which is serviced by a bus route between Selby and Holme on Spalding Moor. The site is connected to the highway but may require additional works to provide access. SDC has identified that two access points would be required which would require road widening to the existing private access, adjacent to 159 and 161 Leeds Road (situated on the northern boundary of the site).	
Community Facilities	The site is situated along Leeds Road on the western outskirts of Selby. This residential area has minimal local facilities. Higher levels of services in Selby are easily accessible via public transport. Longmans Hill Community Primary School is approximately 900m-1km to the north east of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	There are no designated heritage assets within 400m of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: SELB 015

Site Name: Selby Rugby Union FC, Sandhill Lane, Selby.

Site Size: 5.6 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>Due to the scale of the development there is the potential to stimulate the economy and employment opportunities in the western outskirts of Selby. 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. Selby is classified as a Principal Town and therefore has good local employment opportunities. However because the site is situated on the far western outskirts of Selby, it has the potential to increase the need to travel and commute. However this is less so than if the site were located in a more rural location. 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 of the scale and location of the site, there is the potential that additional strain would be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or an additional provision of public transport services.</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>Longmans Hill Community Primary School is approximately 900m-1km to the south east of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help ensure that primary and secondary educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Dr McGrann & Partners (according to NHS Choices) and is approximately 600-700m to the east of the site. As the site is likely to be above the threshold of 25 dwellings or more within the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing 	*	<p>The site is situated on current CLR facilities (the Selby RUFC playing fields) located on the 'ribbon development' along Leeds Road on the eastern outskirts of Selby. Additionally these playing fields have been designated with Protected ROS status. Therefore allocation of this site could exacerbate the existing shortfall in CLR facilities in the district.</p> <p>Alternative CLR facilities including the playing fields adjacent to Brayton College (approx 600-700m to the east) and CLR facilities in the centre of Selby (approx 1-2km to the east) are easily accessible via public transport.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p> <p>The site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD. However, it is not considered that this would offset the loss of the existing on site facilities.</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. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	*	<p>The site is in on the eastern outskirts of Selby, on a 'ribbon development' along Leeds Road. Therefore the site has is unlikely to support the vibrancy of Selby, and could potentially be isolated from the local community. The site would provide some 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 Brayton Meadway bus stop (approximately 100m to the north) that is serviced by a bus route between Selby and Holme on Spalding Moor. Selby is classified as a Principal Town and therefore has good local employment opportunities, services and facilities. However because of the site is on the western outskirts of Selby, residents are likely to have to travel to their place of employment and the facilities provided in Selby. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <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 adequate access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as a mixture of Greenfield and PDL. The current land use is Selby RUFC sports fields and the site has been designated as a Protected Recreational Open Space (ROS). Therefore allocation of this site is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>

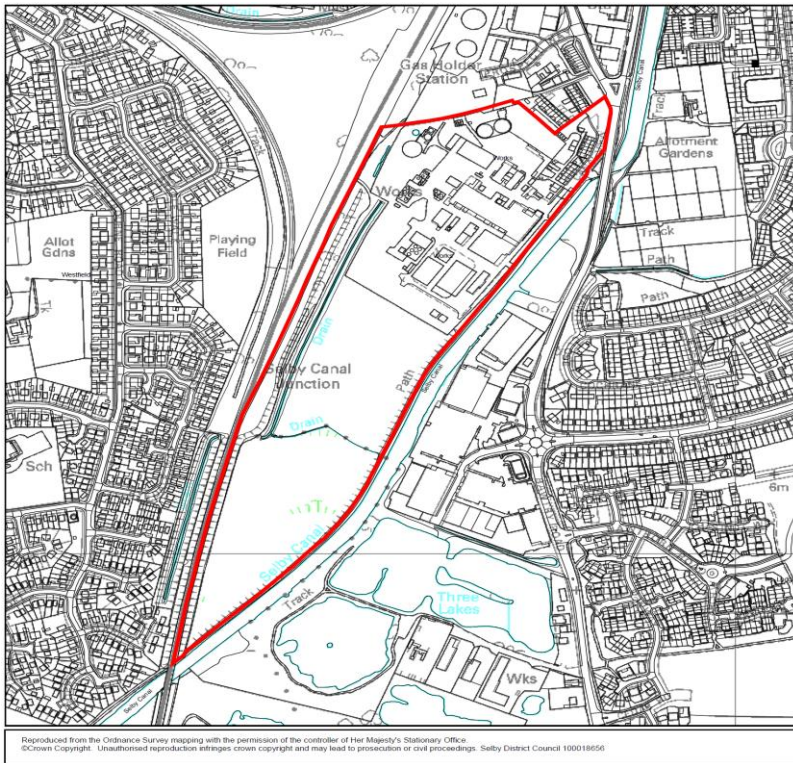
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields

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? 	✓	There are no designated heritage assets within 400m of the site.
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 not situated in or in close proximity to any designated nature conservation areas. The site has minimal potential for wildlife due to the sites current land use as sports fields. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>Whilst the site is not located within or close to any landscape designations, given the sites location within an urban fringe setting, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and 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 record of potential or known contamination/pollution at the site.</p> <p>The site has been identified as being affected by potential noise pollution due to the railway line that is adjacent to the southern boundary. This would need to be mitigated through appropriate setbacks and building design. This could however affect the overall yield for the site.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>

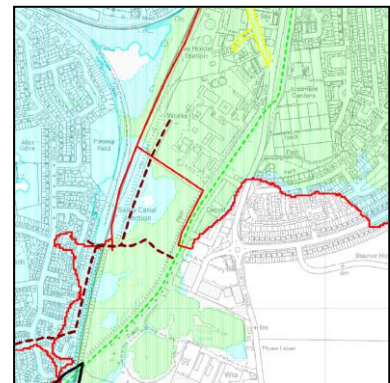
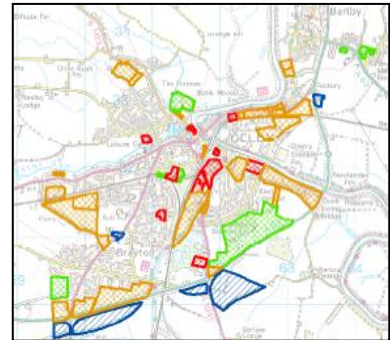
SA OBJECTIVE	EFFECT	COMMENTARY
15.Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	✓	<p>Due to the size and location of the site, there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16.Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	✓	<p>The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.</p>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17.Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?) 	✘	<p>The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and PDL. The current land use is predominantly Greenfield land consisting of the Selby RUFC sports fields, there is also a small amount of PDL consisting of a small pavilion to the south side of the site and a small club house and stand on the western boundary. The site has been designated as a Protected Recreational Open Space (ROS).</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

Clariant, Bawtry Road, Selby
 NGR: 461603 431414
 Site Area: 16.19 ha
 Settlement Hierarchy: Principal Town

SELB 017
 SDC Potential Primary Land Use: Mixed
 Developable Area: 11.33 ha
 SDC Yield Estimate: N/A



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. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). The southern part of the site is located on Greenfield land, designated as Local Amenity Space and represents the majority of the site. The northern area of the site is PDL, and is situated on the former Clariant Chemical Plant.	
Flood Risk	The site runs adjacent to the Selby Canal (eastern boundary) and has been designated as a Flood Zone 1, 2 and 3a. The majority of the site is in a Flood Zone 3a so represents a major risk. The site is also within an area that has had historical flooding incidents.	
Transport Access	The nearest public transport facilities are the Selby, Reginald Terrace bus stop (approximately within 100m to the north) which is serviced by a bus route into the centre of Selby. The Sustrans cycle route runs along the eastern boundary of the site. The site is located on the southern outskirts of Selby area, and runs approximately 800-900m from north to south. As a result any development to the south of the site has limited public transport facilities. Selby Railway Station is approximately 300-400m north of the site. The station is not easily accessible by foot but can be accessed via the cycle path.	
Community Facilities	The site is in close proximity to a number of local services including the East Commons Post Office (approximately 200-300m to the east) and the Three Lakes Industrial Estate is approximately 100m to the east which is accessible via public transport. The industrial estate provides some local services including several shops; JJB, Selby Carpets, Argos Extra, Homebase, Carpet Right, Halfords, Pets at Home and Brantano Footwear and restaurants; McDonalds and Frankie & Bennies. Other higher level services in the centre of Selby are accessible via public transport. Barwick Parade Community Primary School is approximately 100-200m to the east of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	Although there are no designated nature conservation areas in the vicinity of the site, the site borders to the east the Selby Three Lakes Complex, a carp fishing lake.	
Heritage	There are no designated heritage assets within 400m of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: SELB 017

Site Name: Clariant, Bawtry Road, Selby.

Site Size: 16.19 ha site proposed for mixed use (office, retail, leisure and recreation)

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. Specifically, the former Clariant Chemical Plant was located on the site, which closed in 2009 leading to unemployment in the local area. This site may provide employment opportunities for Selby and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>The nearest public transport facilities are the Selby, Reginald Terrace bus stop (approximately within 100m to the north) which is serviced by a bus route into the centre of Selby. The Sustrans cycle route runs along the eastern boundary of the site. The site is located on the southern outskirts of Selby area, and runs approximately 800-900m from north to south. As a result any development to the south of the site has limited public transport facilities. Selby Railway Station is approximately 300-400m north of the site. Therefore, employment opportunities are accessible by public transport.</p> <p>The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Due to the sites proximity to the centre of Selby it has the potential to minimise the need to travel and commute via car, so is in accordance with the SDCDCS objective.</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? 	-	N/A for the proposed land use.
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)? 	-	N/A for the proposed land use.
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>The provision of leisure and recreation facilities in this location would help to address the shortfall of CLR facilities throughout the district. The site is ideally situated for access from public transport (both from bus and rail links) for residents in Selby town and throughout the district.</p> <p>There are no Public Rights of Way on the site however the Sustrans cycle route runs along the eastern boundary of the site. Any development at the site should contribute towards improving pedestrian and cycling facilities, in particular the Sustrans route.</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> 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	✓	The site is in close proximity to the centre of Selby. It is also revitalising an industrial area with the provision of retail and leisure and recreation facilities. Therefore, it is likely to support the vibrancy of Selby town centre.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <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> 	✓	The nearest public transport facilities are the Selby, Reginald Terrace bus stop (approximately within 100m to the north) which is serviced by a bus route into the centre of Selby. The site is located on the southern outskirts of Selby, and is approximately 800-900m in length (from north to south). Therefore access to public transport varies across the site, with the northern boundary area having access to the Reginald Terrace bus stop and southern area being isolated from public transport facilities (cut off from access by the Selby Canal on the eastern boundary). Development of the site could stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car. 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"> <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> 	✓/-	Allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as a mixture of Greenfield and PDL. Specifically the southern part of the site is located on Greenfield land, designated as a Local Amenity Space. The northern area of the site is PDL, and is situated on the former Clariant Chemical Plant. Therefore allocation of this site is partially 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		

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? 	-	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has potential for wildlife on the southern part of the site due to the presence of multiple trees, shrubs and hedgerows. The draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration in the design of any development to minimise disruption/removal in accordance with the Core Strategy policy. Furthermore any development on the site should deliver biodiversity enhancements.</p> <p>The site is in close proximity (within 400m) to the Selby Canal; therefore it is necessary that precautionary measures should be implemented, to ensure damage to the waterways is prevented. This would include appropriate setbacks to the canal and 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>The site is partially located on industrial PDL and therefore likely to be contaminated. Any development of the site would require remediation and removal of any contamination and would therefore have additional construction costs. In addition, appropriate sets backs are required to the neighboring industrial land uses in accordance with the Health & Safety Executive (HSE) requirements.</p> <p>Due to the site's previously polluting activities, air water and noise pollution would be reduced if the land use was changed to mixed.</p> <p>The site has been identified as being affected by potential noise pollution due to the railway, which is the western boundary for the site and the Three Lakes Industrial Estate (that borders the site approx within 100m to the east). 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>However, draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		

SA OBJECTIVE	EFFECT	COMMENTARY
15.Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	✓	<p>Due to the size and location of the site, there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from de-centralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>
<ul style="list-style-type: none"> • 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 runs adjacent to the Selby Canal (eastern boundary) and has been designated as a Flood Zones 1, 2 and 3a. The majority of the site is in a Flood Zone 3a so represents a major risk. Any built development should be focused on Flood Zone 1. The site is also within an area that has had historical flooding incidents.</p>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17.Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	-	<p>The site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL, with southern part of the site being located on Greenfield land, within a Local Amenity Space. The northern area of the site is PDL, and is situated on the former Clariant Chemical Plant. Therefore allocation of the site only partially represents an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. 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? 		

Selby Boat Yard, Bawtry Road, Selby

NGR: 461778, 431431

Site Area: 0.78 ha

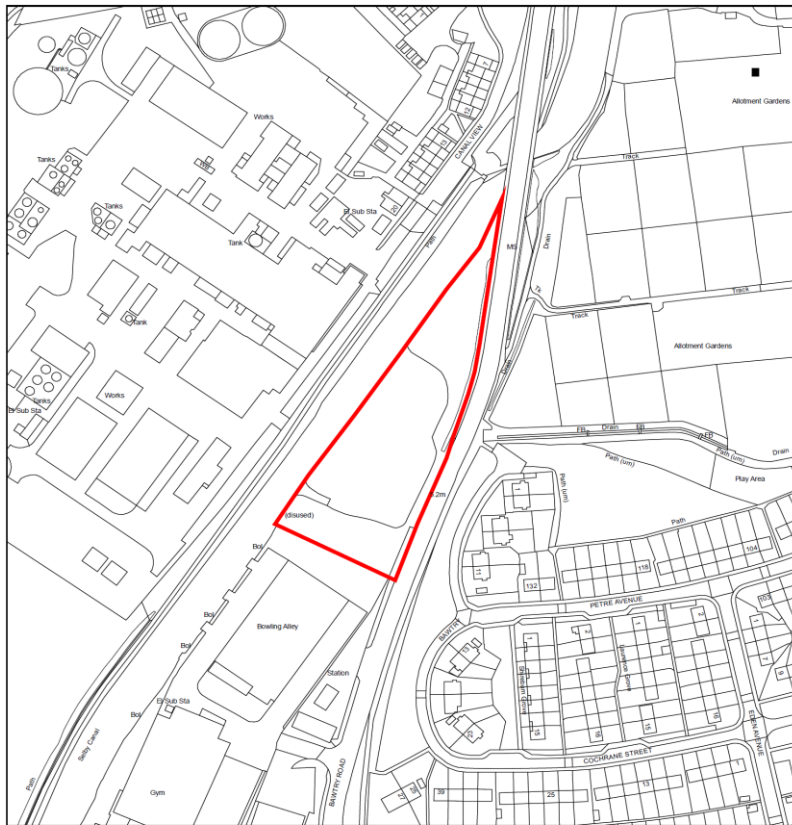
Settlement Hierarchy: Principal Town

SELB 018

SDC Proposed Land Use: Offices

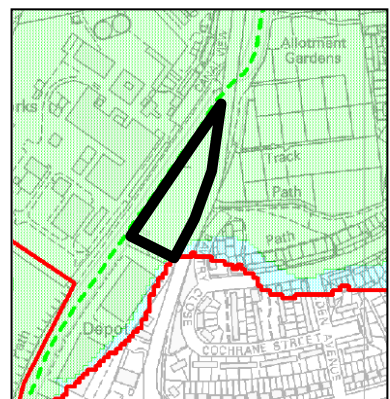
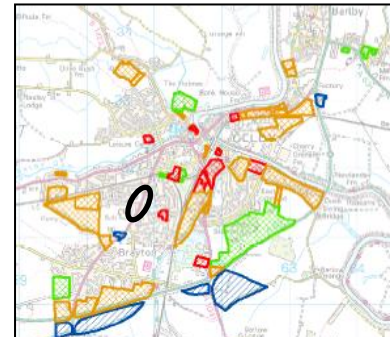
Developable Area: 0.78 ha

SDC Maximum Yield Estimate: N/A



Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office.
©Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Selby District Council 100018656

Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site is not within a Greenbelt. The current use is the Selby Boat Yard. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL). The site is constrained by the existing Hazardous Substance license that is linked to the former Clariant Chemical plant to the west.	Yellow
Flood Risk	The site runs adjacent to the Selby Canal (western boundary) and has been designated as a Flood Zones 2 and 3a. The majority of the site is in a Flood Zone 3a so represents a major risk.	Red
Transport Access	The nearest public transport facilities are the Selby, Canal Bridge bus stop (approximately within 100m to the east) which is serviced by a bus route into the centre of Selby. Selby Railway Station is approximately 500-600m north of the site. The site is connected to the highway service and may require small scale/low cost additional capacity/safety works.	Green
Community Facilities	The site is in close proximity to a number of local services including the East Commons Post Office (approx 200-300m to the east) and the Three Lakes Industrial Estate (approx within 100m to the south) which is accessible via public transport. The industrial estate provides some local services including several shops; JJB, Selby Carpets, Argos Extra, Homebase, Carpet Right, Halfords, Pets at Home and Brantano Footwear and restaurants; McDonalds and Frankie & Bennies. Other higher level services in Selby centre are accessible via public transport. Barwick Parade Community Primary School is situated approximately 100-200m to the east of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	There are no designated nature conservations sites within 400m of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: SELB 018

Site Name: Selby Boat Yard, Bawtry Road, Selby.

Site Size: 0.78 ha site proposed for offices

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 Selby and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>The nearest public transport facilities are the Selby, Canal Bridge bus stop (approximately within 100m to the east) which is serviced by a bus route into the centre of Selby. Selby Railway Station is approximately 500-600m north of the site. The SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Due to the proximity to the centre and accessible public transport services, allocation to this site has the potential to decrease the need to travel and commute, so is in accordance with the SDCDCS objective</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? 	-	N/A for the proposed land use.
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)? 	-	N/A for the proposed land use.
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? 	-	N/A for the proposed land use.
<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? 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The provision of economic opportunities, in an area that has suffered economic decline, is likely to improve the vibrancy of town and village centres.
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)? 	✓	The nearest public transport facilities are the Selby, Canal Bridge bus stop (approximately within 100m to the east) which is serviced by a bus route into the centre of Selby. Therefore the residential areas of Selby can access the site (any any future employment offer) by public transport. 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).
<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 	✓	Allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as PDL; therefore allocation of this site is 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.
<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		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	The site is not in close proximity (within a 400m radius) to any designated heritage assets.

SA OBJECTIVE	EFFECT	COMMENTARY
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has the potential for wildlife due to the presence of trees, shrubbery and hedgerows to the east of the site. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The Selby Canal borders the site to the west. Therefore measures should be implemented to ensure impacts to the waterway are prevented. This would include the appropriate set back of built development and 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>The site is industrial PDL and therefore likely to be contaminated. 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. In addition, appropriate sets backs are required to the neighboring industrial land uses in accordance with the Health & Safety Executive (HSE) requirements.</p> <p>Due to the sites previously polluting activities, air water and noise pollution would be reduced if the land use was changed to residential.</p> <p>The site has been identified as being affected by potential noise pollution, due to the proximity to Bawtry Road. 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 draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from transport? 	-	<p>Due to the size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft 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 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>from renewable sources that is generated and consumed in the district?</i>		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	*	The site runs adjacent to the Selby Canal (western boundary) and has been designated as a Flood Zones 2 and 3a. The majority of the site is in a Flood Zone 3a so represents a major risk. Allocation to this site would therefore not direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✓	The site is not within a Greenbelt. SDC classifies the land as PDL. The current land use is the active Selby boat yard. Therefore represents 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 information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Rigid Paper, Denison Road, Selby

NGR: 462252 432028

Site Area: 6.44 ha

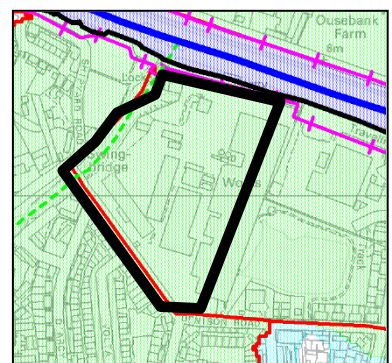
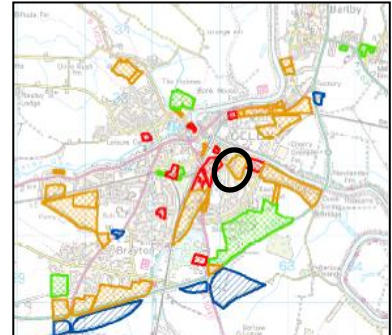
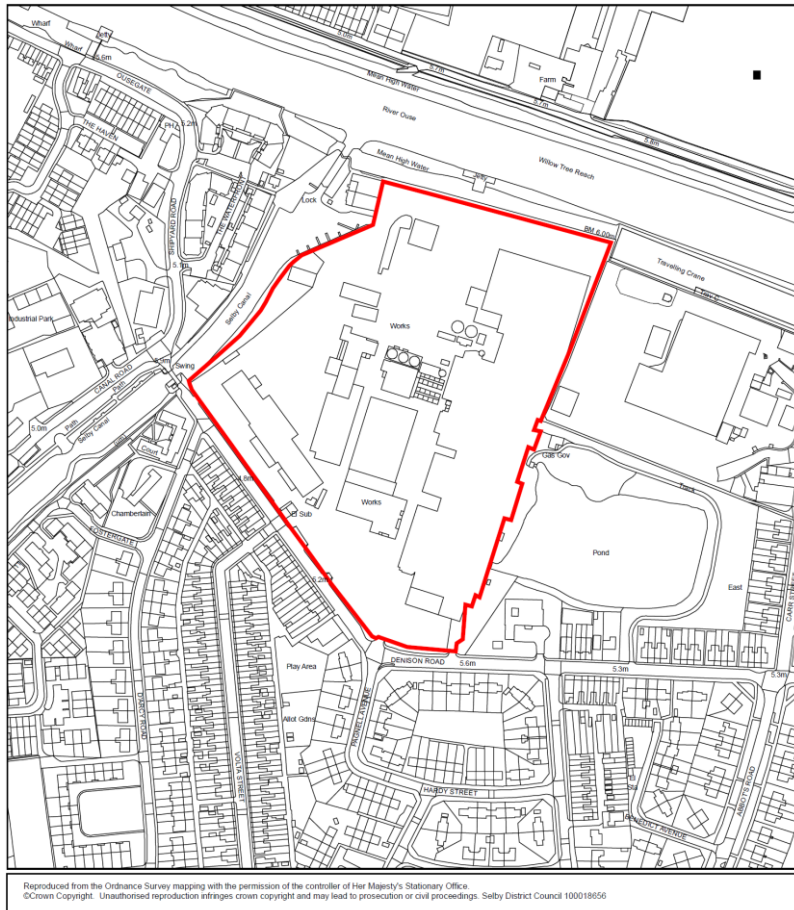
Settlement Hierarchy: Principal Town

SELB 023

SDC Proposed Land Use: Offices

Developable Area: 6.44 ha

SDC Maximum Yield Estimate: N/A



Strategic Flood Risk Assessment
Flood Zone Mapping

Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Selby District Council 100018656

Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL). The current land use is for the recently closed (2009) Rigid Paper (a recycled paper and corrugated packaging firm) industrial land.	Green
Flood Risk	The site runs adjacent (northern boundary) to the River Ouse and Selby Canal (western boundary) and is in a designated Flood Warning Area. The site is situated in a flood risk zone 3a so there is a high risk of flooding.	Red
Transport Access	The nearest public transport facilities are the Selby, Swing Bridge bus stop (approximately 100m to the south) which is serviced by a bus route into the centre of Selby. The site is also 100-200m to the east from the Selby train station providing access to the wider area. The Sustrans cycle route runs along Canal Road to the south west of the site. The site has been recognised as having good access from Denison Road via the swing bridge; however it would still require additional highways works.	Yellow
Community Facilities	Denison Road allows access to the higher level services in Selby town centre (approximately 200-300m to the west), including the main hub of services situated on Gowthorpe Market Lane and includes several High Street shops banks and restaurants. Barwick Parade Community Primary School is situated approximately 100-200m to the south of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	Selby Abbey (Grade I listed) is approximately 200-300m to the west of the site. The site is within the Selby Conservation Area.	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: SELB 023

Site Name: Rigid Paper, Denison Road, Selby.

Site Size: 6.44 ha site proposed for offices.

SA OBJECTIVE	EFFECT	
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. Specifically, this site is located on industrial land for the recently closed (2009) Rigid Paper (a recycled paper and corrugated packaging firm) and neighbours the Tate & Lyle Citric Acid Refinery that, through its closure in 2007 resulted in a loss of jobs in the local area. This site may provide employment opportunities for Selby and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>Selby, Swing Bridge bus stop (approximately 100m to the south) which is serviced by a bus route into the centre of Selby. The site is also 100-200m to the east from the Selby train station providing access to the wider area. The Sustrans cycle route runs along Canal Road to the south west of the site. SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Due to the proximity to the centre and accessible public transport services, allocation to this site has the potential to decrease the need to travel and commute, so is in accordance with the SDCDCS objective</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? 	-	N/A for the proposed land use.
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)? 	-	N/A for the proposed land use.
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? 	-	N/A for the proposed land use.
<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 		

SA OBJECTIVE	EFFECT	
<i>walkers, cyclists 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? 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	✓	The provision of economic opportunities, in an area that has suffered economic decline, is likely to improve the vibrancy of town and village centres.
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)? 	✓	The nearest public transport facilities are the Selby, Swing Bridge bus stop (approximately within 100m to the south) which is serviced by a bus route into the centre of Selby. Allocation of this site would therefore provide employment in a location accessible by public transport from residential areas in Selby. 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).
<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 	✓	Allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as PDL. The current land use is the recently closed (2009) Rigid Paper (a recycled paper and corrugated packaging firm) industrial land; therefore it is 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.
<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		

SA OBJECTIVE	EFFECT	
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>Selby Abbey (Grade I listed) is approximately 200-300m to the west of the site. Any development on this site would need to be designed to prevent any adverse effects on the setting of the Abbey. The site is within the Selby Conservation Area. 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>The site is not situated in, or in close proximity to any designated nature conservation area. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees? 		<p>The site runs adjacent (northern boundary) to the River Ouse and Selby Canal (western boundary). Therefore measures should be implemented to ensure impacts to the waterway are prevented. This would include appropriate set back of built development and 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 ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>The site is industrial PDL and therefore likely to be contaminated, although the extent and location is unknown. Any development of the site would require remediation and removal of any contamination and would therefore have additional construction costs. Due to the sites previously polluting activities, air water and noise pollution would be reduced if the land use was changed to residential.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		<p>The site has been identified as being affected by potential noise pollution, due to the neighbouring industrial land (to the east of the site). As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p>
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		<p>The draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		

SA OBJECTIVE	EFFECT	
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 size and location of the site, there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>
<ul style="list-style-type: none"> 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 runs adjacent (northern boundary) to the River Ouse and Selby Canal (western boundary). The site is situated in a flood risk zone 3a and is in a designated Flood Warning Area. Allocation of this site would therefore not prevent inappropriate development in flood risk areas.</p>
<ul style="list-style-type: none"> Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	✓	<p>The site is not within a Greenbelt. SDC classifies the land as PDL. Therefore allocation of this site represents an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> Will it ensure that new development exists within the constraints of the District's water resource? 		

Tate & Lyle, Denison Road/East Common Lane, Selby

SELB 025

NGR: 462309 431934

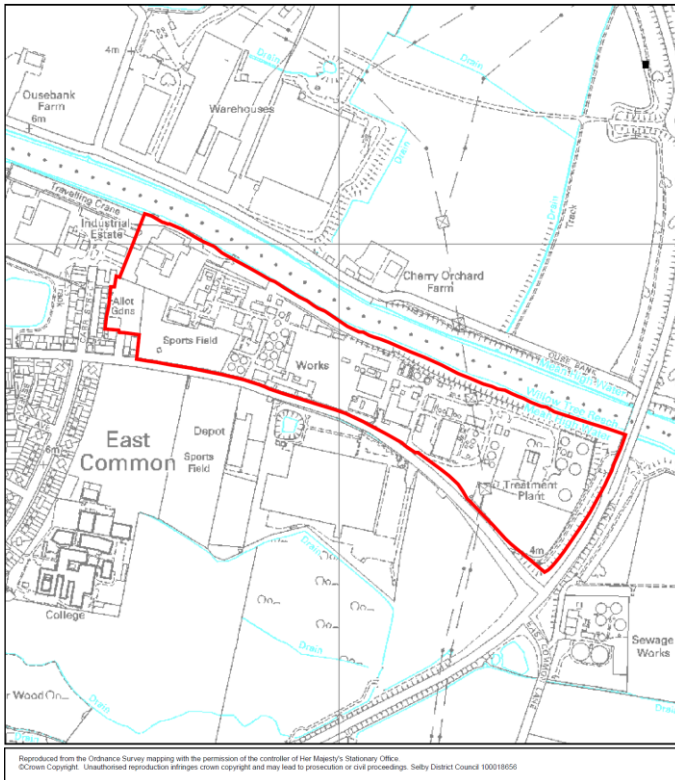
SDC Proposed Land Use: Offices

Site Area: 17.89 ha

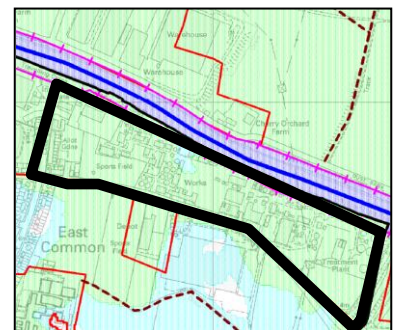
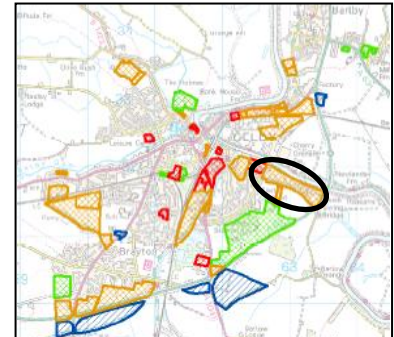
Developable Area: 12.52 ha

Settlement Hierarchy: Principal Town

SDC Yield Estimate: N/A



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. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL). The current land use is the Tate & Lyle Citric Acid factory site. The majority of the site comprised of works and treatment plant buildings to the east and centre of the site. The western area of the site has some Greenfield land consisting of playing fields and allotment gardens.	
Flood Risk	The site runs adjacent (northern boundary) to the River Ouse. The majority of the land is Flood Zone 3a so represents a high risk. The remainder is Flood Zone 2 so represent a moderate risk.	
Transport Access	The nearest public transport facilities are the Selby, Denison Road bus stop (approximately within 100m to the west) which is serviced by a bus route into the centre of Selby. Selby Railway Station is approximately 400-500m west of the site. The site is connected to the highway and may require additional highways works which could include highway improvements to the Canal Bridge adjacent to Denison Road and the requirement of a roundabout at the East Common Lane/A63 junction.	
Community Facilities	The site is situated in the East Common district of Selby. There are limited low level services within the East Common District. These include the East Common Post Office and Keystore, which is situated approximately 200-300m to the south of the site and Betta Butties (a takeaway restaurant) approximately 100-200m to the west of the site. Higher levels of services in the centre of Selby are easily accessible via public transport. Barwick Parade Community Primary School is approximately 300-400m to the south west of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no nature conservations sites within 400m of the site.	
Heritage	There are no designated heritage assets within 400m of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: SELB 025 Site Name: Tate and Lyle, Denison Road/East Common Lane, Selby. Site Size: 17.89 ha site proposed for offices

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. Specifically, this site is located on industrial land for the Tate & Lyle Citric Acid Refinery that, through its closure in 2007 resulted in a loss of jobs in the local area. This site may provide employment opportunities for Selby and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>The nearest public transport facilities are the Selby, Denison Road bus stop (approximately within 100m to the west) which is serviced by a bus route into the centre of Selby. Selby Railway Station is approximately 400-500m west of the site. SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Due to the proximity to the centre and accessible public transport services, allocation to this site has the potential to decrease the need to travel and commute, so is in accordance with the SDCDCS objective.</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? 	-	N/A for the proposed land use.
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)? 	-	N/A for the proposed land use.
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? 	-	N/A for the proposed land use.
<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? 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The provision of economic opportunities, in an area that has suffered economic decline, is likely to improve the vibrancy of town and village centres.
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 Selby, Denison Road bus stop (approximately within 100m to the site) which is serviced by a bus route into the centre of Selby. The site is located on the eastern outskirts of Selby area, and runs approximately 800-900m from east to west. As a result any development in the far east of the site would have limited public transport facilities. Due to the scale of the allocations, it could stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).
11.A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 	-	As aforementioned, the site has adequate local services and good access to higher level services in the centre of Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as PDL. The current land use is the Tate & Lyle Citric Acid factory site. The majority of the site is Brownfield comprising of works and treatment plant buildings to the east and centre of the site. The western area of the site has some Greenfield land consisting of playing fields and allotment gardens. Therefore allocation of the site would be partially 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 Battlefields, buildings and townscapes, distinctive historic landscapes and the 	-	There are no designated heritage assets within 400m of the site.

SA OBJECTIVE	EFFECT	COMMENTARY
<i>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 not situated in or in close proximity to any designated nature conservation areas. The site contains some shrubs and vegetation that lie on the northern boundary of the site adjacent to the River Ouse. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>Due to the sites location on an urban fringe on the eastern outskirts of Selby, consideration should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The River Ouse runs adjacent to the northern boundary of the site. Therefore measures should be implemented to ensure impacts to the waterway are prevented. This would include appropriate set back of built development and 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"> <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>Due to the historic land use on the site there is the potential for the site to be contaminated, although the extent and location is unknown. Any development of the site would require remediation and removal of any contamination and would therefore have additional construction costs.</p> <p>It is likely that air water and noise pollution would be reduced if the site was changed to office land use.</p> <p>The site has been identified as being affected by potential noise pollution due to the A63 which is located on the eastern boundary of the site.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
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 size and location and location of the site, there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. Core Strategy policies; including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>

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? 	*	The site runs adjacent (northern boundary) to the River Ouse and is in a designated Flood Warning Area. The majority of the land is Flood Zone 3a so represents a high risk. The remainder is Flood Zone 2 so represent a moderate risk.
<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)? 	✓	The site is not within a Greenbelt. SDC classifies the land as PDL. Specifically it is located on the Tate & Lyle Citric Acid factory site. The majority of the site is Brownfield comprised of works and treatment plant buildings to the east and centre of the site. The western area of the site has some Greenfield land consisting of playing fields and allotment gardens. Therefore only partially represents 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 information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.
<ul style="list-style-type: none"> Will it ensure that new development exists within the constraints of the District's water resource? 		

Former Tate & Lyle Premises, East Common Lane, Selby

SELB 026

NGR: 462831 431611

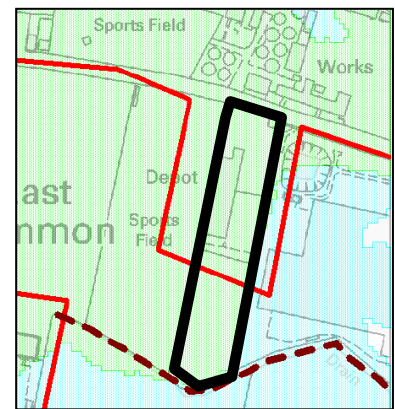
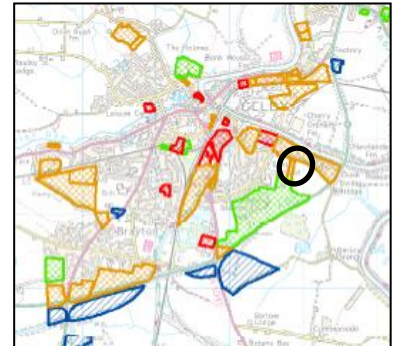
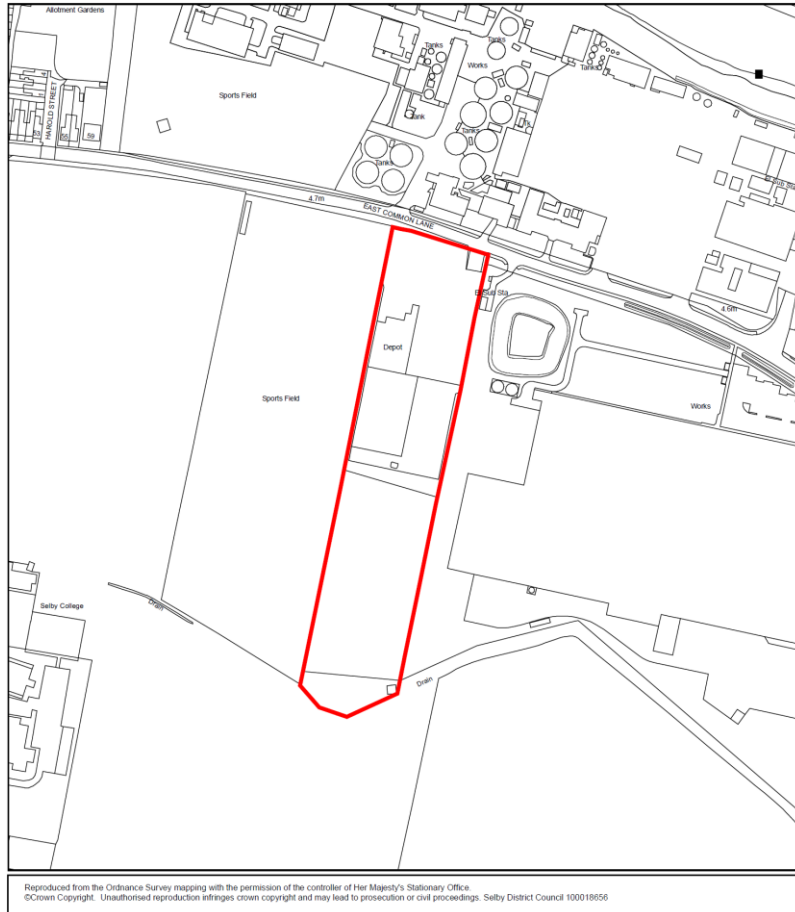
SDC Proposed Land Use: Offices

Site Area: 1.85 ha

Developable Area: 1.85 ha

Settlement Hierarchy: Principal Town

SDC Maximum Yield Estimate: N/A



**Strategic Flood Risk Assessment
Flood Zone Mapping**

Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL). The current land use is a depot associated with the Tate & Lyle premises, which are approximately within 100m to the north.	
Flood Risk	The site is predominantly classified as being in Flood Zone 3a having a high risk of flooding. There is a minimal area to the east of the site that is classified as being in a Flood Zone 2, having moderate risk of flooding in this area.	
Transport Access	The nearest public transport facilities are the Selby, Denison Road bus stop (approximately 100-200m to the west) which is serviced by a bus route into the centre of Selby. The site is connected to the highway but may require additional highway works that could involve a Traffic Assessment (TA) to ascertain whether a roundabout at the East Common Lane/A63 is required.	
Community Facilities	The site is located in the East Common district of Selby that is on the eastern outskirts of the town. There are limited low level services within the East Common District these include the East Common Post Office and Keystore, which is situated approximately 200-300m to the south of the site and Betta Butties (a takeaway restaurant) approximately 100-200m to the west of the site. Higher levels of services in the centre of Selby are easily accessible via public transport. Barwick Parade Community Primary School is approximately 300-400m to the south west of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	There are no designated heritage sites within 400m of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: SELB 026

Site Name: Former Tate & Lyle Premises, East Common Lane, Selby.

Site Size: 1.85 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<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. Specifically, this site is located on industrial land for the Tate & Lyle Citric Acid Refinery that, through its closure in 2007 resulted in a loss of jobs in the local area. This site may provide employment opportunities for Selby and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>The nearest public transport facilities are the Selby, Denison Road bus stop (approximately 100-200m to the west) which is serviced by a bus route into the centre of Selby. Selby Railway Station is approximately 400-500m west of the site. SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Due to the proximity to the centre and accessible public transport services, allocation to this site has the potential to decrease the need to travel and commute, so is in accordance with the SDCDCS objective.</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? 	-	N/A for the proposed land use.
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)? 	-	N/A for the proposed land use.
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? 	-	N/A for the proposed land use.
<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? 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	✓	The provision of economic opportunities, in an area that has suffered economic decline, is likely to improve the vibrancy of town and village centres.
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 Selby, Denison Road bus stop (approximately 100-200m to the west) which is serviced by a bus route into the centre of Selby. There are limited low level services within the East Common District these include the East Common Post Office and Keystore, which is situated approximately 200-300m to the south of the site and Betta Butties (a takeaway restaurant) approximately 100-200m to the west of the site. Higher level facilities situated in the centre of Selby are easily accessible via public transport. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low 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. To mitigate against this sustainable transport methods, such as car sharing, the provision of and improvements to pedestrian and cycle routes or the use of the existing public transport could be promoted by SDC.
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities • Will it ensure new development is well designed and appropriate to its setting? • Will it encourage the development of Brownfield sites? 	✓	As aforementioned, the site has some local services and good access to higher level services in the centre of Selby and therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as PDL. Therefore allocation of this site has the potential to encourage 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.

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	✓	There are none within the East Common District of Selby.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in, or in close proximity to any designated nature conservation area. The site has the potential for wildlife due to the presence of; a cluster of shrubs, trees and other vegetation to the south of the site that is bound by hedgerow. 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>Due to the sites location in an urban fringe, on the eastern outskirts of Selby, consideration should be given to incorporating these features into the design of any development to ensure there is no significant loss of landscape character and quality.</p> <p>The River Ouse is approximately 100m to the north and there is also a drainage ditch to the south of the site. Therefore precautionary measures should be implemented to ensure impacts to the waterway are prevented. 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>Given the historic land uses on the site, there is the potential for the site to be contaminated. 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 offices this would remove the potentials sources of contamination/pollution and reduce pollution emissions from the site such as air, water and noise pollution.</p> <p>Draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>such pollution?</i>		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	-	Due to the size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. 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 an allocation of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	*	The site is predominantly classified as being in Flood Zone 3a so there is a high risk of flooding, which is why it is classified as being in a flood risk area. There is a minimal area to the east of the site that is classified as being in a Flood Zone 2, so there is a moderate risk of flooding in this area. Allocation to this site would therefore not direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✓	The site is not within a Greenbelt. The current land use is a depot associated with the Tate & Lyle premises, which are approximately within 100m to the north and SDC classifies the land as PDL. Therefore allocation of this site does not represent an efficient use of land in terms of developing on Brownfield land. According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Staynor Hall, Selby

NGR: 462285 431141

Site Area: 45.3 ha

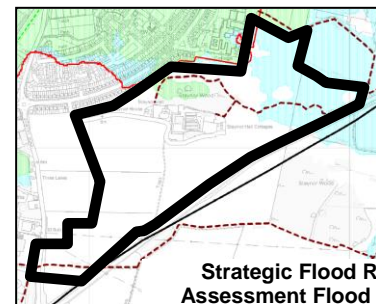
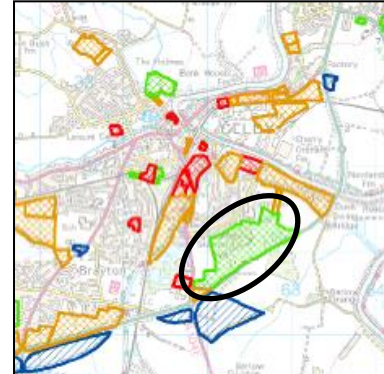
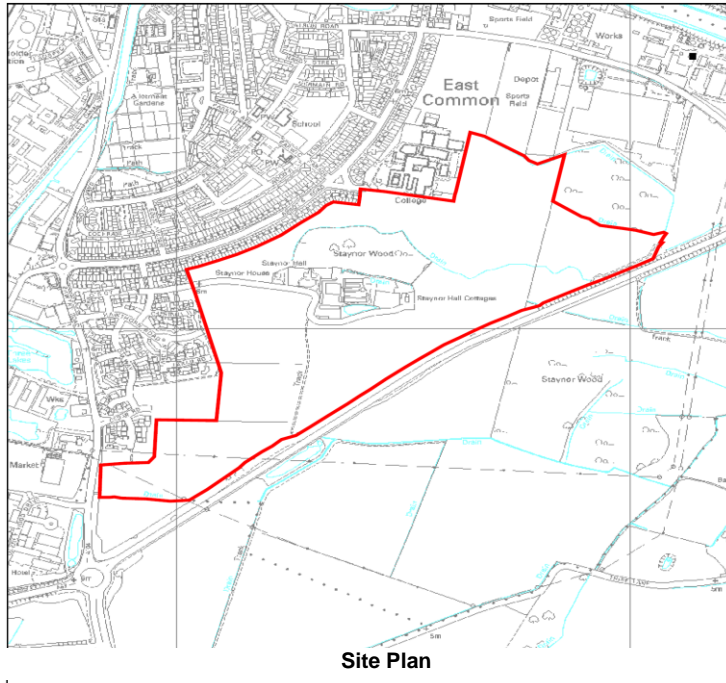
Settlement Hierarchy: Principal Town

SELB 027

SDC Proposed Land Use: Offices

Developable Area: 15.56 ha

SDC Yield Estimate: N/A



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site is not within a Greenbelt. The site has a Grade 1 Agricultural Land Classification (ALC). The site contains a number of farm buildings associated with the Staynor Hall Farm. These are all associated with the Staynor Hall Farm. Selby District Council (SDC) classifies the land as Greenfield. Due to Selby's status as a Principal Town it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is predominantly in a Flood Zone 1 area, with the area to the north of Staynor Hall Farm buildings being Flood Zone 3a land. The north eastern tip of the site is classified as Flood Zone 2. There is an International Drainage Board (IDB) managed watercourse that runs through the centre of the site. .	Yellow
Transport Access	The site is approximately 1,300m in length. Due to the scale and length of the site, access to public transport varies across the site. There are a number of bus stops on Bawtry Road (including Brayton, Oakney Wood, Selby, Three Lakes Industrial Estate and Selby, Abbot's Road Junction) which are situated approximately 100-200m to the western periphery of the site. There are also a number of bus stops along the northern boundary on Abbot's Road (including Selby, Abbey Road Bawtry, Selby, Eden Avenue, Selby, and Barwick Parade). These are all within 100-200m from the northern perimeter of the site. All the bus stops are serviced by a bus route into the centre of Selby (approximately 1.3km to the northwest). The Selby Railway station is approximately 1km to the north west.	Yellow
Community Facilities	The site is in close proximity to the Three Lakes Industrial Park (situated approximately 100-200m to the west of the site) that has multiple community facilities that include several shops; JJB, Selby Carpets, Argos Extra, Homebase, Carpet Right, Halfords, Pets at Home and Brantano Footwear and restaurants; McDonalds and Frankie & Bennies. Higher levels of services in the centre of Selby are easily accessible via public transport. There are several schools that could accommodate students from the site. The closest is the Barwick Parade Community Primary School and is approximately 100-200m to the north west of the site.	Yellow
Nature Conservation	There are no designated nature conservation sites within 400m of the site. The site contains some woodland.	Green
Heritage	Part of the site is located on the remains of Staynor Hall. SDC identifies this area as a 'sensitive zone' in relation to archaeology. No other heritage sites have been identified within the site.	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: SELB 027

Site Name: Staynor Hall, Selby.

Site Size: 45.3 ha site proposed for offices

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. The site is located on Grade 1 agricultural land for Staynor Hall Farm which would provides some employment. 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. Therefore redevelopment as offices would provide additional employment opportunities for Selby and the district as a whole.</p> <p>The site is approximately 1,300m in length. Due to the scale and length of the site, access to public transport is varied across the site. Currently there are a number of bus stops that are situated on Bawtry Road (including Brayton, Oakney Wood, Selby, Three Lakes Industrial Estate and Selby, Abbot's Road Junction) all of which are situated approximately 100-200m to the western periphery of the site. There are also a number of bus stops that are situated along the northern boundary on Abbot's Road (including Selby, Abbey Road Bawtry, Selby, Eden Avenue, Selby, and Barwick Parade). These are all within 100-200m from the northern perimeter of the site. All the bus stops are serviced by a bus route into the centre of Selby (approximately 1.3km to the northwest). The Selby Railway station is approximately 1km to the north west. SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Due to the proximity to the Selby and surrounding residential areas and accessible public transport services, allocation to this site has the potential to decrease the need to travel and commute, so is in accordance with the SDCDCS objective.</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? 	-	N/A for the proposed land use.
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)? 	-	N/A for the proposed land use.
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? 	-	N/A for the proposed land use.
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> • <i>Will it provide appropriate housing for local needs?</i> • <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> • <i>Will it support the vibrancy of town and village centres?</i> 	✓	The provision of economic opportunities, in an area that has suffered economic decline, is likely to improve the vibrancy of town and village centres.
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> 	✓	The site stretches approximately 1,300m from north to south, and is bounded by the A63 (to the east) and several residential developments that extend from the Bawtry road (which defines the western boundary) most notably Abbot's road that runs along the northern perimeter. Due to the scale and length of the site, access to public transport could potentially be unequal. Currently there are a number of bus stops that are situated on Bawtry Road (including Brayton, Oakney Wood, Selby, Three Lakes Industrial Estate and Selby, Abbot's Road Junction) all of which are situated approximately 100-200m to the western periphery of the site. These bus stops could accommodate the population to the west of the site. There are also a number of bus stops that are situated along the northern boundary on Abbot's road (including Selby, Abbey Road Bawtry, Selby, Eden Avenue, Selby, and Barwick Parade). These are all within 100-200m to the northern perimeter of the site, and could accommodate the population to the north and north east of the site. All the bus stops are serviced by a bus route into the centre of Selby (approximately 1.3km to the northwest). Due to the size of the site, allocation of this site has the potential to stimulate an improvement to the current public transport services or additional facilities being provided.
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> 	✓/-	As aforementioned, the site has access to higher level services in the centre of Selby and the Selby Three Lakes Complex. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. The current land use is active agricultural land. There are also a number of farm buildings, which make up a small proportion of the site, in the central area. These are all associated with the Staynor Hall Farm. SDC classifies the land as Greenfield. Therefore allocation of this site does not promote development on Brownfield land. However because of Selby's status as a Principal Town it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	<p>Part of the site is located on the remains of Staynor Hall. SDC identifies this area as a 'sensitive zone' in term of archaeology. An archaeological assessment is being undertaken to assess how much allocation of this site would impede on the remains of the ruins of Staynor Hall. No other heritage sites have been identified within or in close proximity to the site.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in, or in close proximity to any designated nature conservation area. The site has clusters of shrubs, trees and other vegetation in the central area of the site. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The River Ouse is approximately 400m to the north, additionally there is an International Drainage Board (IDB) managed watercourse that runs through the centre of the site. Therefore measures should be implemented to ensure impacts to these waterways are prevented. This would include appropriate setbacks and 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>There is no record 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 due to the A63 which is the eastern boundary for the site.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>Whilst the effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>current activities and the potential for such pollution?</i>		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	✓	<p>Due to the size and location site, there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	-	<p>The site is predominantly in a Flood Zone 1 area, so represents a minimal risk. However allocation of this site would be limited to the north of the Staynor Hall Farm buildings, due to an area of Flood Zone 3a land. The north eastern tip of the site is classified as Flood Zone 2, so represents a moderate risk. This could further limit the size of the allocations. Additionally there is an Internal Drainage Board (IDB) managed watercourse that runs through the centre of the site, which may need to be taken into consideration. Therefore allocation to this site would only partially be directing development away from flood risk areas.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	-	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is Grade 1, active, agricultural land. There are also a number of farm buildings, which make up a small proportion of the site, in the central area. These are all associated with the Staynor Hall Farm. Therefore allocation of this site does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Raincliffe Street Clinic

NGR: 461170 432119

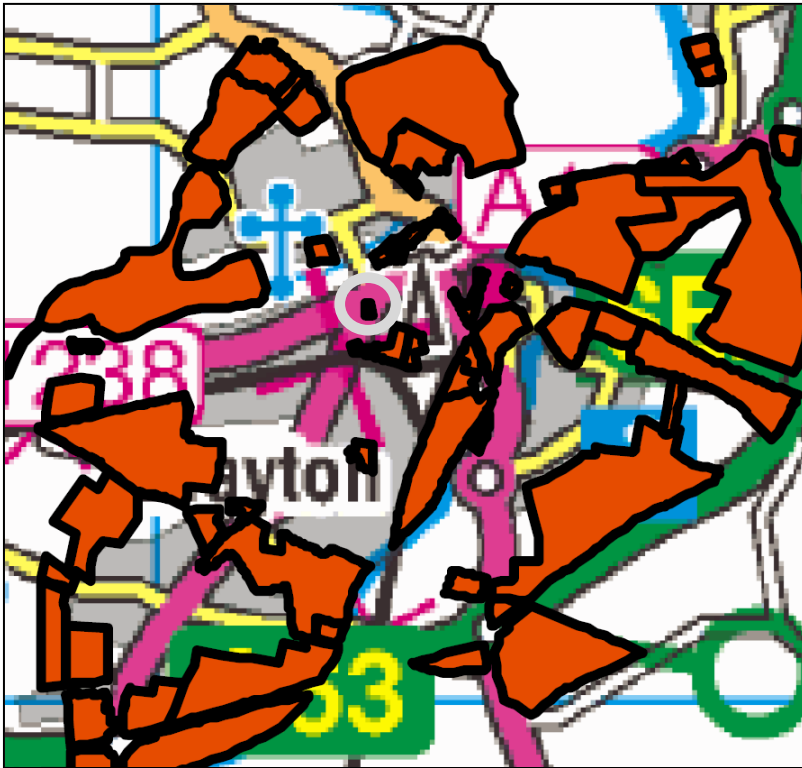
Site Area: 0.24

Settlement Hierarchy: Principal Town

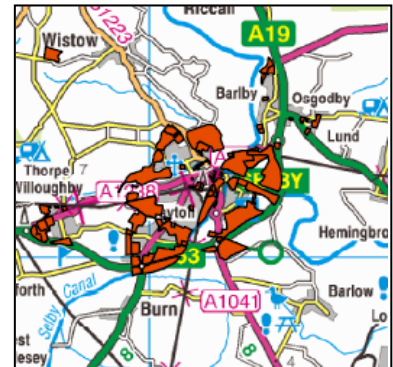
SELB 028

Developable Area: 0.24

SDC Yield Estimate: 50



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. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL). The current land use is a NHS Health Clinic.	Green
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 Selby, Ebor Street bus stop (approximately within 100m to the north) which is serviced by a bus route around central Selby. The Selby Railway Station is approximately 600-700m to the east. The site is connected to the highway.	Green
Community Facilities	The central hub of community facilities is located in Gowthorpe (approximately 100-200m to the north). Facilities include: Halifax, WH Smith, Boots, O2, Blockbuster Video, and Morrisons, amongst others. Selby C of E Primary school is approximately within 100m to the east of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	Selby Abbey (Grade I listed) is located approximately 400-500m to the east of the site. Additionally, the site is in close proximity to the Selby Conservation Area, which contains several listed buildings.	Green

SUSTAINABILITY APPRAISAL

Site Ref: SELB 028

Site Name: Raincliffe Street Clinic.

Site Size: 0.24 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Selby. 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. Selby is classified as a Principal Town and therefore has multiple employment opportunities and facilities, which, due to the site's central location, are easily accessible via public transport. Therefore allocation of this site has the potential to minimise the need to travel and commute, so is in accordance with the SDCDCS objective. The scale and location of the site is unlikely to stimulate additional 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>Selby C of E Primary school is approximately within 100m to the east of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
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 current use is an NHS clinic. Therefore allocation of this site would result if the loss of this facility. Information regarding the capacity to health services is currently unknown. The nearest alternative medical service accepting patients is the Posterngate Surgery (according to NHS Choices) and is approximately 100-200m to the east of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>CLR facilities in close proximity to the site include the Abbey Leisure Centre and adjoining fields, which are approximately 400-500m to the north. Selby Park is also approximately 400-500m to the east of the site. Additional CLR facilities in the centre of Selby town are situated around Gowthorpe Market Lane (approximately 100-200m to the north). Therefore allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>There is no PRoW (PRoW) on the site.</p> <p>Due of the scale of the allocation there is limited potential to help address the shortfall of recreational open space in the district through on site provision.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, 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. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The site is in close proximity to the centre of Selby. Therefore the site has the potential to support the vibrancy of Selby.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>The nearest public transport facilities are the Selby, Ebor Street bus stop (approximately within 100m to the north) which is serviced by a bus route around central Selby. The Selby Railway Station is approximately 600-700m to the east which provides access to the wider area Selby is classified as a Principal Town and therefore has reasonable local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low and is adequately facilitated for by the existing public transport facilities. However, residents may still travel by car to places of employment and to access other services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 	✓	<p>As aforementioned, the site has adequate local services and access to higher level services in the centre of Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as PDL. The current land use is a NHS clinic; therefore allocation of this 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>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	✓	<p>Selby Abbey (Grade I listed) is located approximately 400-500m to the east of the site. Additionally, the site is in close proximity to the Selby Conservation Area, which contains several listed buildings. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality. Therefore any allocation of this site would need to be designed to prevent any adverse impact on the setting of the Abbey.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	✓	<p>The site is not situated in or in close proximity to any designated nature conservation area. The site has minimal potential for wildlife due to it being situated on PDL. The draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy.</p> <p>The site is not in close proximity (within 400m) to 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, 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>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from 		

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

North Car Parks, Selby

NGR: 461392 432803

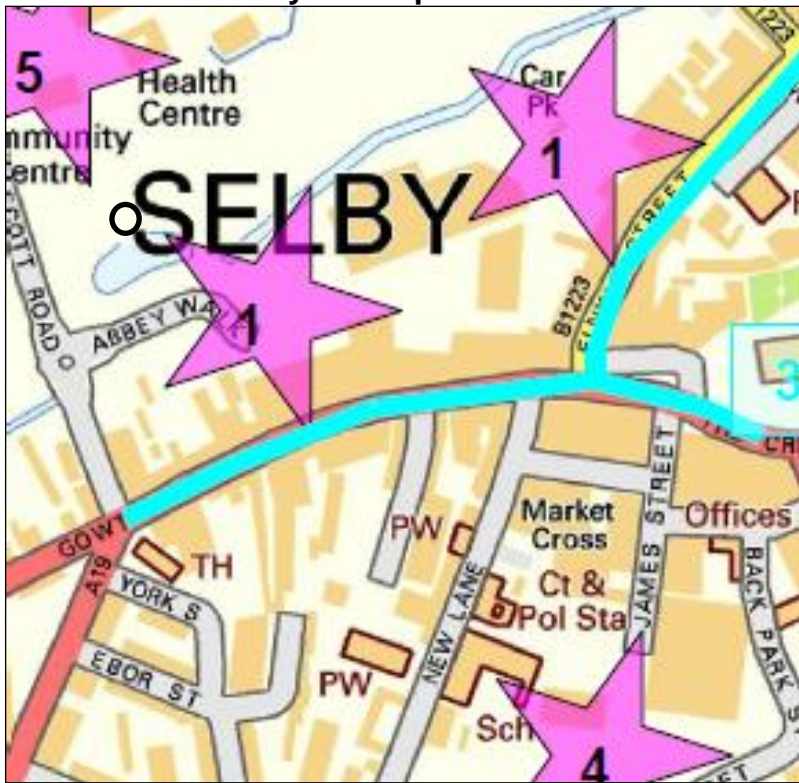
Site Area: 2ha

Settlement Hierarchy: Principal Town

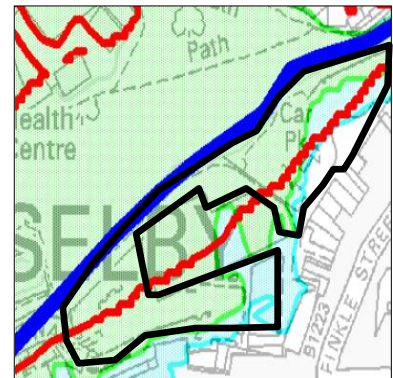
SELB 030

SDC Potential Primary Land Use: Mixed Developable Area: 2 ha

SDC Maximum Yield Estimate: N/A



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 car park. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL).	Green
Flood Risk	The site is classified as being in Flood Zone 3a so there is a high risk of flooding. It is located within 150m to the west of the River Ouse, in a flood warning area.	Red
Transport Access	The nearest public transport facilities are the Selby, Audus street bus stops (approximately 100-200m to the west) which is serviced by a bus route into the centre of Selby. The Selby Railway Station is approximately 500m to the east. The site is connected to the highway and may require additional highway works.	Yellow
Community Facilities	The site is in close proximity to the majority of higher level services that Selby can offer. These include supermarkets; Tesco (approximately 400-500m to the south) and Morrisons (approximately 200-300m to the south), churches; Selby Abbey (approximately 100-200m to the south east) and the main hub of High Street services situated on Gowthorpe Market Lane (approximately 50-100m to the south) including; Halifax, WHSmith, Boots, O2, Blockbuster Video amongst others. Selby Abbey C of E Primary School is approximately 300-400m to the south east of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	The site is within the Selby Town Conservation Area, which contains several listed buildings and approximately 100-200m from Selby Abbey (Grade I listed).	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: SELB 030 Site Name: North Car Parks, Selby. Site Size: 2 ha site proposed for mixed use (office, retail, leisure and recreation)

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 Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises that traditional industries in Selby, including manufacturing, coal mining and agriculture have suffered economic decline. Specifically, the former Clariant Chemical Plant was located on the site, which closed in 2009 leading to unemployment in the local area. This site may provide employment opportunities for Selby and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>The nearest public transport facilities are the Selby, Audus street bus stops (approximately 100-200m to the west) which is serviced by a bus route into the centre of Selby. The Selby Railway Station is approximately 500m to the east. Therefore, employment opportunities are accessible by public transport. 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. Due to the sites proximity to the centre of Selby it has the potential to minimise the need to travel and commute via car, so is in accordance with the SDCDCS objective.</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? 	-	N/A for the proposed land use.
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)? 	-	N/A for the proposed land use.
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	✓	<p>The provision of leisure and recreation facilities in this location would help to address the shortfall of CLR facilities throughout the district. The site is ideally situated for access from public transport (both from bus and rail links) for residents in Selby town and throughout the district. Therefore allocation of this site would help to provide non-car based access to CLR facilities.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The site is in close proximity to the centre of Selby. It is also revitalising an area with the provision of retail and leisure and recreation facilities. Therefore, it is likely to support the vibrancy of Selby Town centre.
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)? 	✓	The nearest public transport facilities are the Selby, Audus Streets bus stop (approximately 50m to the south of the site) which is serviced by a bus route into the centre of Selby. The Selby Railway Station is approximately 500m to the east. Therefore allocation of this site would help to provide non-car based access to CLR facilities.
<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 	✓	Allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as PDL. The current land use is a car park therefore it is 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.
<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		
<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 within the Selby Town Conservation Area, which contains listed buildings including Selby Abbey (Grade I listed) which is approximately 100-200m from the site. Therefore, allocation of this site would need to take into consideration the setting of the area and its listed buildings.

SA OBJECTIVE	EFFECT	COMMENTARY
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 not situated in or in close proximity to any designated nature conservation areas. The River Ouse is approximately within 100m to the east and the Selby Dam is adjacent to the northern border of the site. Therefore measures should be implemented to ensure impacts to the waterway are prevented. This would include appropriate setbacks and the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</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>There is no record of potential or known contamination/pollution. As a result the effect of the site on contamination/pollution is unknown. The site has not been identified as being affected by potential noise. It is likely that any development on this site could create some traffic generation. Therefore there could be associated air quality and noise effects.</p> <p>Whilst 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 will need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
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? • 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 	?	<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 will 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
<i>district?</i>		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	*	The site is classified as being in Flood Zone 3a and is in a flood warning area so there is a high risk of flooding. Additionally, the site is located within 100m to the west of the River Ouse and adjacent to Selby Dam. Allocation to this site would therefore not direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✓	The site is not within a Greenbelt. SDC classifies the land as PDL. The current land use is as a car park. This 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. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.