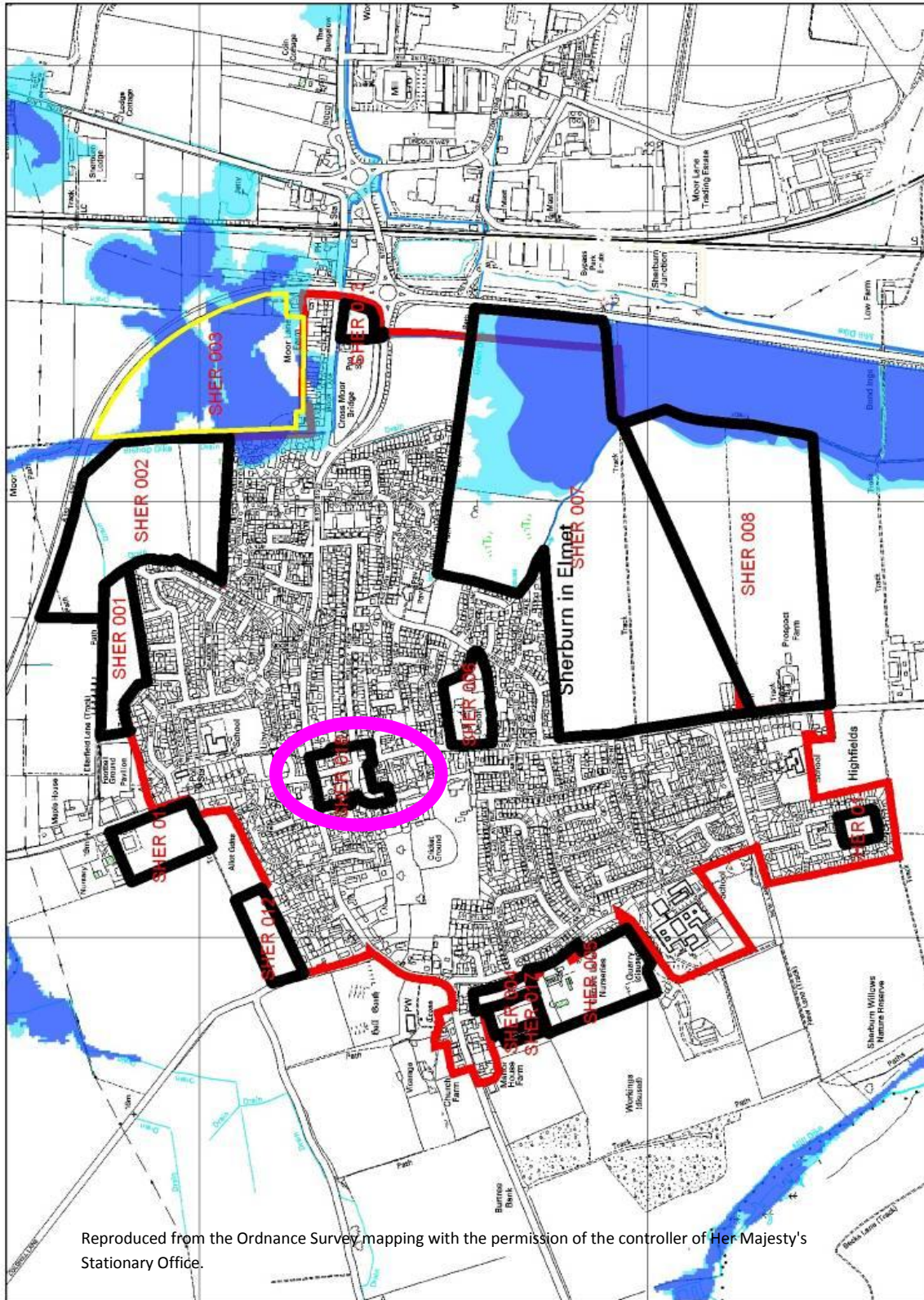


### 1.3 Sherburn-in-Elmet



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

**Land South of Ellarfield Lane, Sherburn-in-Elmet**

NGR: 449645, 434181

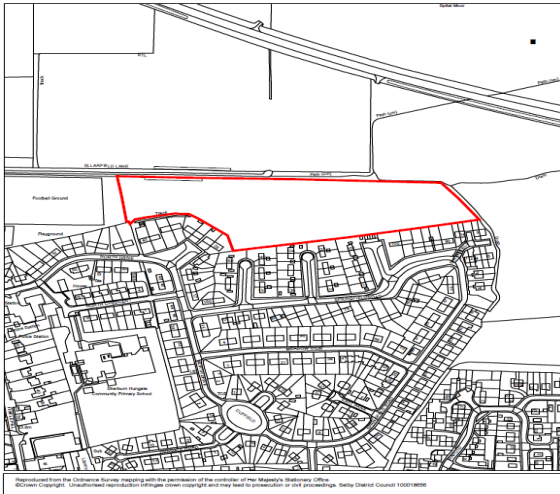
Site Area: 2.63 ha

Settlement Hierarchy: Local Service Centre

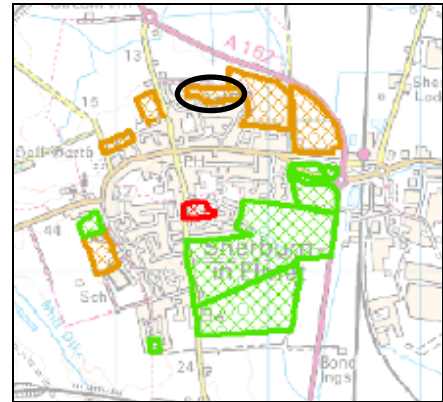
**SHER 001**

Developable Area: 2.63 ha

SDC Yield Estimate: 93



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The site's current land use is agricultural. However due to Sherburn-in-Elmet's status as a Local Service Centre it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest bus stop to the site is on North Drive (approximately 100-200m to the south west of the site) which is served by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1km to the south east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. The site is not connected to the highway and may require additional highway works as the adjacent private road 'Ellarfield Lane' would need to be made up to an adoptable standard to serve the site.	Green
Community Facilities	Sherburn-in-Elmet has multiple community facilities that include: <ul style="list-style-type: none"> <li>• Post Office and SPAR (located approximately 500-600m to the south east of the site);</li> <li>• Roman Catholic Church and Church Hall (located approximately 600-700m to the south east of the site);</li> <li>• Cliff Garage and Showroom (located approximately 700-800m to the south east of the site);</li> <li>• Sherburn Library (located approximately 400-500m to the south east of the site);</li> <li>• Holmfield Veterinary Surgery (located approximately 300-400m to the south east of the site);</li> <li>• Dental Surgery (located approximately 400-500m to the south east of the site);</li> <li>• Sherburn Group Practice (located approximately 500-600m to the south east of the site); and Sherburn In Enterprise Park comprising a mixture of industrial, warehouse and office space (located approximately 2km to the south west of the site).</li> </ul> In addition, a police station and fire station are located within Sherburn-in-Elmet. Higher levels of services in Principal Settlement Selby (approximately 12km to the south east of Sherburn-in-Elmet) are easily accessible via public transport. Sherburn Hungate Primary School is approximately 200-300m to the south west of the site, and Athelston Community Primary School is located approximately 1.4km to the south west. SDC has identified these schools as having additional capacity.	Green
Nature Conservation	There are no sites designated for nature conservation within 400m of the site, however the Sherburn Willows SSSI is located approximately 2km to the south west of the site.	Green
Heritage	The site not in close proximity (within a 400m radius) to heritage assets, however a Scheduled Monument is located approximately 1km to the south east of the site.	Green

**SUSTAINABILITY APPRAISAL**

Site Ref: SHER 001

Site Name: Land South of Ellarfield Lane, Sherburn-in-Elmet.

Site Size: 2.63ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<i>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</i>	?/✓	The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area. Due to the scale of the development it is likely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Opticians and employment within Sherburn Enterprise Park. Additionally, there is 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. The scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).
<i>Will it ensure employment opportunities are accessible by public transport?</i>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<i>Will it ensure an adequate number of school places within the district?</i>	-	Sherburn Hungate Primary School is approximately 200-300m to the south west of the site, and Athelston Community Primary School is located approximately 1.4km to the south west. SDC has identified these schools as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.
<b>4. Conditions and services to engender good health</b>		
<i>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</i>	?/-	Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 500-600m to the south east of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.
<b>7. Culture, leisure and recreation activities available to all</b>		
<i>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</i>	✓	CLR facilities in close proximity to the site include the following; football pitches (200-300m to the east), tennis courts (300-400m to the west), an equipped play area (300-400m to the west), bowling green (300-400m to the west) and allotments (500-600m to the west). Additional CLR facilities in Selby are easily accessible via public transport. Therefore allocation of this site is likely to increase non-car based access to CLR activities. Due to the scale of the site there is limited potential to provide some facilities on-site to address the shortfall of recreational open space in the district. There is a Public Rights of Way (PRoW) that runs along the site from east to west along the site's southern boundary. Any development at the site should improve and connect to these PRoWs. 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.
<i>Will it increase non-car based access to CLR activities?</i>		
<i>Will it address the shortfall in recreational open space in the district?</i>		
<i>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		

SA OBJECTIVE	EFFECT	COMMENTARY
<b>8. Quality housing available to everyone</b>		
<p><i>Will it provide appropriate housing for local needs?</i></p> <p><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></p>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<p><i>Will it support the vibrancy of town and village centres?</i></p>	✓	<p>The site is in close proximity to the centre of Sherburn-in-Elmet. Therefore the site has the potential to support the vibrancy of Sherburn-in-Elmet.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<p><i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></p>	✓	<p>The nearest bus stop to the site is on North Drive (approximately 100-200m to the south west of the site) which is served by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1km to the south east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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). In addition any development at the site should contribute towards improving pedestrian and cycling facilities.</p>
<p><i>Will it improve access to opportunities and facilities for all groups?</i></p>		
<p><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></p>		
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<p><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></p>	✓	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is Grade 3 agricultural land; allocation of this site is not encouraging the development on Brownfield sites. However because of Sherburn-in-Elmet's status as a Local Service Centre 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>
<p><i>Will it ensure new development is well designed and appropriate to its setting?</i></p>		
<p><i>Will it encourage the development of Brownfield sites?</i></p>		
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<p><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</i></p>	-	<p>The site is not within 1km of any conservation areas or other designated heritage assets.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>historic landscapes and the understanding of the historic environment?</i>		
<b>13. A bio-diverse and attractive natural environment</b>		
<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 any designated nature conservation areas. The site has minimal potential for wildlife as the site is a ploughed field.</p> <p>Sherburn Willows SSSI is located approximately 2km to the south west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Draft Core Strategy Policy CP15 seeks 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 not located within or close to any landscape designations. The sites location within a rural setting and consideration of this 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 site is not close proximity (within 400m) to any rivers.</p>
<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>		
<b>14. Minimal pollution levels</b>		
<i>Will it clean up contaminated land to the appropriate standard?</i>	?	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown.</p> <p>Sherburn-in-Elmet airfield is located approximately 2.5km to the south east of the site. Although not a commercial airfield with chartered flights, the recreational flights have the potential to impact the noise and air quality of the site, as such consideration of this would be required before allocating residential uses on 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 effects.</p>
<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>		
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<i>Will it reduce greenhouse gas emissions from transport?</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.</p>
<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</i>		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>and consumed in the district?</i>		
<b>16. Reduce the risk of flooding to people and property</b>		
<i>Will it reduce risk from flooding?</i>	✓	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.
<i>Will it direct development away from flood risk areas?</i>		
<i>Will it prevent development in inappropriate development in Flood Zones?</i>		
<b>17. Prudent and efficient use of resources</b>		
<i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i>	-	The site is not within a Greenbelt. The current land use is 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. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.
<i>Will it ensure that new development exists within the constraints of the District's water resource?</i>		

# Land West of Hodgson's Lane, Sherburn-in-Elmet

NGR: 450012, 434095

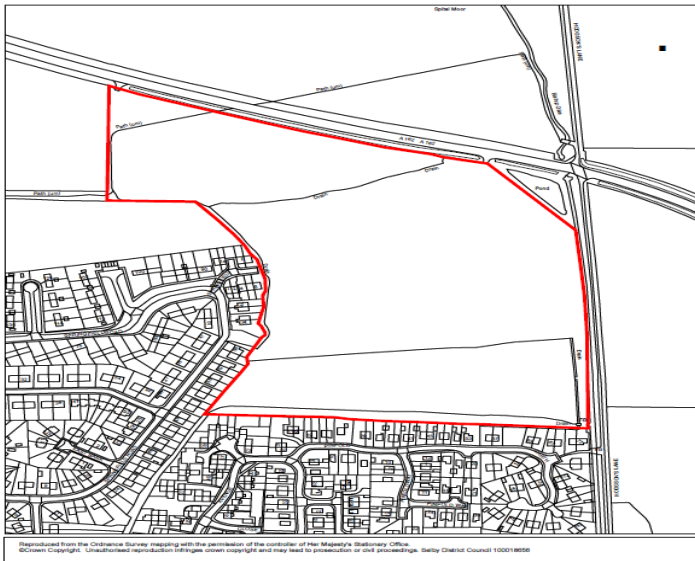
Site Area: 11.02 ha

Settlement Hierarchy: Local Service Centre

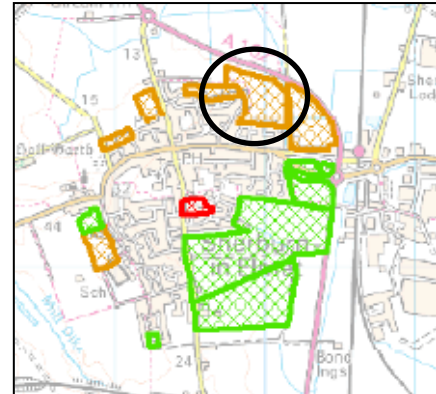
**SHER 002**

Developable Area: 11.02 ha


SDC Yield Estimate: 386



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). A proportion of the site is within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The site's current land use is agricultural. However due to Sherburn-in-Elmet's status as a Local Service Centre it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	
Transport Access	The nearest bus stop to the site is on Springfield Road (approximately 100-200m to the south west of the site) which is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 700-800m to the south east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. SDC have identified that the adjacent residential streets are unlikely to be able to accommodate the traffic development on the site would generate. It may be possible to serve the site from Hodgson's Lane if it could be widened/improved to adoptable standards which may include a roundabout.	
Community Facilities	<p>Sherburn-in-Elmet has multiple community facilities that include:</p> <ul style="list-style-type: none"> <li>• Post Office and SPAR (located approximately 700-800m to the south west of the site);</li> <li>• Roman Catholic Church and Church Hall (located approximately 700-800m to the south west of the site);</li> <li>• Cliff Garage and Showroom (located approximately 800-900m to the south west of the site);</li> <li>• Sherburn Library (located approximately 600-700m to the south west of the site);</li> <li>• Holmfield Veterinary Surgery (located approximately 600-700m to the west of the site);</li> <li>• Dental Surgery (located approximately 600-700m to the south west of the site);</li> <li>• Sherburn Group Practice (located approximately 766m to the south west of the site); and</li> <li>• Sherburn in Enterprise Park comprising a mixture of industrial, warehouse and office space (located approximately 2km to the south west of the site).</li> </ul> <p>In addition, a police station and fire station are located within Sherburn-in-Elmet. Higher levels of services in principal settlement Selby (approximately 12km to the south east of Sherburn-in-Elmet) are easily accessible via public transport.</p> <p>Sherburn Hungate Primary School is approximately 500-600m to the south west of the site, and Athelston Community Primary School is located approximately 1.5km to the south west. SDC has identified these schools as having additional capacity.</p>	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site, however the Sherburn Willows SSSI is located approximately 2.3km to the south west of the site.	

Heritage	The site not in close proximity (within a 400m radius) to heritage assets.	
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**SUSTAINABILITY APPRAISAL**

Site Ref: SHER 002

Site Name: Land West of Hodgson's Lane, Sherburn-in-Elmet.

Site Size: 11.02 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul>	✓	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is likely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Opticians and employment within Sherburn Enterprise Park. There is also good access to higher level services and employment opportunities in Selby. Therefore the 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 would be put upon the existing public transport facilities. Therefore development at the site could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Sherburn Hungate Primary School is approximately 500-600m to the south west of the site, and Athelston Community Primary School is located approximately 1.5km to the south west. SDC has identified these schools 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. Sherburn High School is located 1.5km to the south west of the site. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	✓	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 700-800m to the south west of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> </ul>	✓	<p>CLR facilities in close proximity to the site include the following football pitches (600-700m to the west), tennis courts (700-800m to the west), an equipped play area (600-700m to the west), bowling green (700-800m to the west) and allotments (800-900m to the south west). Additional CLR facilities in Selby are easily accessible via public transport. Therefore, is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the allocation there is potential to provide some facilities on site on-site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) on site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> <li>Will it increase non-car based access to CLR activities?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it address the shortfall in recreational open space in the district?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it improve and extend the Public</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>	✓	<p>The site is in on the outskirts of Sherburn-in-Elmet, however residential land uses border the southern and western boundaries of the site. Due to the sites size and proximity to other residential areas it has the potential to support the vibrancy of Sherburn-in-Elmet, and is unlikely to be isolated from the local community.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	✓	<p>The nearest bus stop to the site is on Springfield Road (approximately 100-200m to the south west of the site) which is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 700-800m to the south east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements.</p> <p>Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>	✓	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield; therefore allocation of this site is not encouraging the development on Brownfield sites. However because of Sherburn-in-Elmet's status as a Local Service Centre it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li><i>Will it preserve or enhance the</i></li> </ul>	-	<p>The site is not within 1km of any conservation areas or other designated heritage assets.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>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>		
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> </ul>		<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has minimal potential for wildlife as the site is a ploughed field.</p> <p>Sherburn Willows SSSI is located approximately 2.3km to the south west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p>
<ul style="list-style-type: none"> <li><i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> </ul>		<p>Draft Core Strategy Policy CP15 seeks 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>
<ul style="list-style-type: none"> <li><i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i></li> </ul>	?	<p>The site not located within or close to any landscape designations. The sites location within a rural setting and consideration of this should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p>
<ul style="list-style-type: none"> <li><i>Will it protect and enhance the District's rivers?</i></li> </ul>		<p>The site is not close proximity (within 400m) to any rivers.</p>
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li><i>Will it clean up contaminated land to the appropriate standard?</i></li> </ul>		<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown.</p>
<ul style="list-style-type: none"> <li><i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> </ul>		<p>Sherburn-in-Elmet airfield is located approximately 2.5km to the south east of the site. Although not a commercial airfield with chartered flights, the recreational flights have the potential to impact the noise and air quality of the site. As such consideration of this would be essential before allocating residential uses on site.</p>
<ul style="list-style-type: none"> <li><i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> </ul>	?	<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"> <li><i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>		<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>
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from transport?</i></li> </ul>		<p>Due to the sites size and location there is 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>
<ul style="list-style-type: none"> <li><i>Will it reduce methane emissions from agricultural, landfills and past and</i></li> </ul>	?	<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</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>present mining activities?</i></p> <ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li><i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul>		energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. A development of this scale would be able to feasibly support some low carbon and renewable technologies such as CHP.
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce risk from flooding?</i></li> <li><i>Will it direct development away from flood risk areas?</i></li> <li><i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li><i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i></li> <li><i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>	-	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. Therefore does 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>

**Land West of Garden Lane, Sherburn-in-Elmet**

NGR: 448834 43305

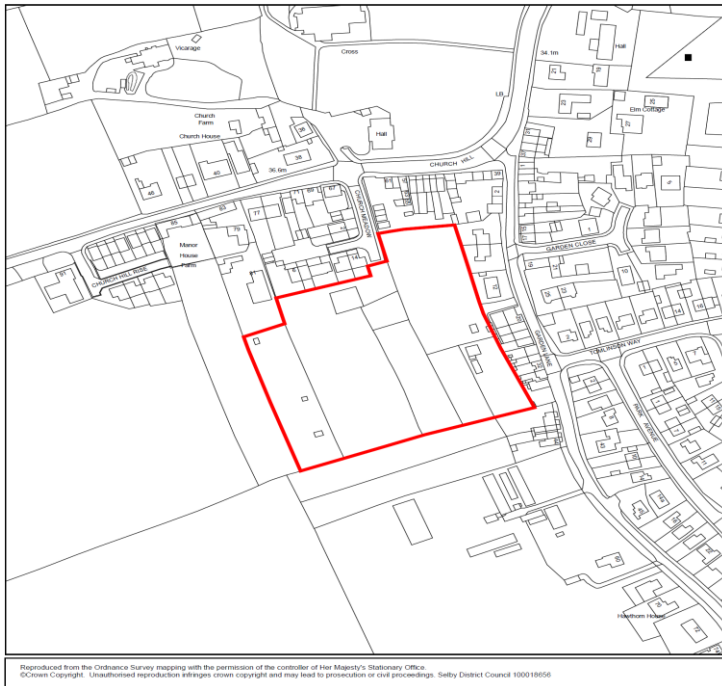
Site Area: 1.55 ha

Settlement Hierarchy: Local Service Centre

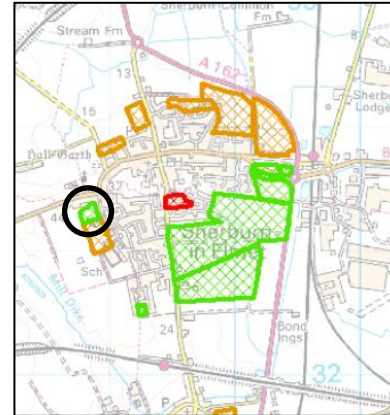
**SHER 004**

Developable Area: 1.55 ha

SDC Yield Estimate: 54



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site is not within a Greenbelt. The site's current land use is a garden. Selby District Council (SDC) classifies the land as Greenfield. However due to Sherburn-in-Elmet's status as a Local Service Centre it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	
Transport Access	The nearest bus stop to the site is on Eversley Court (approximately 200-300m to the east of the site) which is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.8km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements.	
Community Facilities	Sherburn-in-Elmet has multiple community facilities that include: a Post Office and SPAR (located approximately 700-800m to the north east of the site), Roman Catholic Church hall (located approximately 600-700m to the north east of the site), Cliff Garage and Showroom (located approximately 600-700m to the east of the site), Sherburn Library (located approximately 800-900m to the north east of the site), Holmfield Veterinary Surgery (located approximately 800-900m to the north east of the site), Dental Surgery (located approximately 900m-1km to the north east of the site), Sherburn Group Practice (located approximately 800-900m to the north east of the site), and Sherburn In Enterprise Park comprising a mixture of industrial, warehouse and office space (located approximately 2km to the east of the site). In addition, a police station and fire station are located within Sherburn-in-Elmet.  Sherburn Hungate Primary School is approximately 1km to the north east of the site, and Athelston Community Primary School is located approximately 500-600m to the south east. SDC has identified these schools as having additional capacity.	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site, however the Sherburn Willows SSSI is located approximately 600-700m to the south west of the site.	
Heritage	The site is not in close proximity (i.e. within a 400m radius) to any designated heritage assets, however the Hall Garth Scheduled Monument located approximately 500-600m to the north.	

**SUSTAINABILITY APPRAISAL**

Site Ref: SHER 004

Site Name: Land West of Garden Lane, Sherburn-in-Elmet.

Site Size: 1.55 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul>	✓	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Opticians and employment within Sherburn Enterprise Park, and 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. The scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Sherburn Hungate Primary School is approximately 1km to the north east of the site, and Athelston Community Primary School is located approximately 500-600m to the south east. SDC has identified these schools as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 800-900m to the north east of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> </ul>	✓	<p>CLR facilities in close proximity to the site include a cricket ground, skate park and equipped play area approximately 400m to the east of the site. Additional CLR facilities in Selby 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 site it is unlikely to provide facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) on site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> <li>Will it increase non-car based access to CLR activities?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it address the shortfall in recreational open space in the district?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> <li>Will it increase the use of sustainable design and sustainable building materials in construction?</li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	*	The site is in on the outskirts of Sherburn-in-Elmet. Neighbouring residential dwellings are sparse and due to the site's size it is unlikely to support the vibrancy of Sherburn-in-Elmet. Further, it could potentially be isolated from the local community.
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</li> <li>Will it improve access to opportunities and facilities for all groups?</li> <li>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>	✓	<p>The nearest bus stop to the site is on Eversley Court (approximately 200-300m to the east of the site) which is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.8km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements.</p> <p>Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> <li>Will it ensure new development is well designed and appropriate to its setting?</li> <li>Will it encourage the development of Brownfield sites?</li> </ul>	-	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. Therefore allocation of this site is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and</li> </ul>	-	The site is within 1km of Hall Garth Scheduled Monument located approximately 500-600m to the north. As such, any development at the site would need to take into consideration the setting of this heritage asset.

SA OBJECTIVE	EFFECT	COMMENTARY
<i>townscapes, distinctive historic landscapes and the understanding of the historic environment?</i>		
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> <li><i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> <li><i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i></li> <li><i>Will it protect and enhance the District's rivers?</i></li> </ul>	?	<p>The site is not situated in or in close proximity to any designated nature conservation areas; however the Shorburn Willows SSSI is located approximately 600-700m to the south west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>The site has potential for wildlife due to the presence of mature trees, shrubs and other cartilage. Draft Core Strategy Policy CP15 seeks 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 proposal.</p> <p>The site not located within or close to any landscape designations. The sites location within a rural setting and consideration of this 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 site is not in close proximity (within 400m) to any rivers.</p>
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li><i>Will it clean up contaminated land to the appropriate standard?</i></li> <li><i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>	?	<p>SDC hold no records of potential or known contamination/pollution at the site. The site has formally been a plant nursery immediately to the south east of the site is a former quarry; as such poor ground conditions may be present on site.</p> <p>Sherburn-in-Elmet airfield is located approximately 3km to the south east of the site. Although not a commercial airfield with chartered flights, the recreational flights have the potential to impact the noise and air quality of the site, as such consideration of this would be essential before allocating residential uses on site. In addition a scrap yard is located approximately 200-300m to the south east; consideration of the noise impacts would therefore be required with regard to the site's suitability for residential development.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. 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>
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from transport?</i></li> <li><i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li><i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li><i>Will it increase the amount of energy</i></li> </ul>	?	<p>Due to the sites size and location there is a low 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. A development of this scale would be unlikely to be able to support some low carbon and renewable technologies such as CHP.</p>



SA OBJECTIVE	EFFECT	COMMENTARY
<i>from renewable sources that is generated and consumed in the district?</i>		
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>• <i>Will it reduce risk from flooding?</i></li> <li>• <i>Will it direct development away from flood risk areas?</i></li> <li>• <i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>• <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i></li> <li>• <i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>	-	The site is not within a Greenbelt. SDC classifies the land as Greenfield and the current land use is as a garden. Therefore does represent an efficient use of land, in terms of encouraging development on Brownfield land. 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.

**Garden Lane Nurseries, Garden Lane, Sherburn-in-Elmet**

**SHER 005**

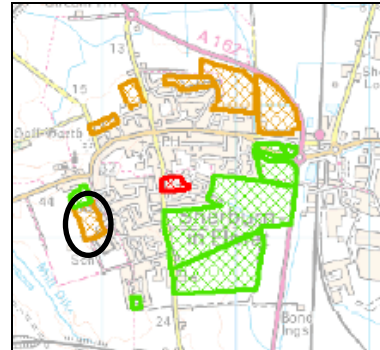
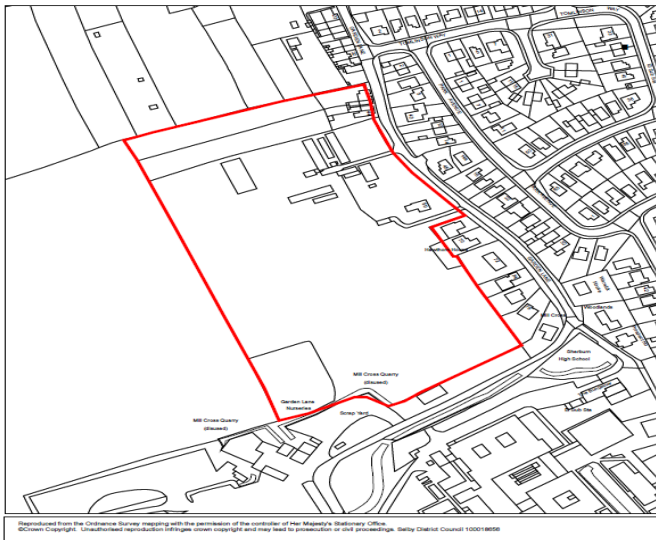
NGR: 448903, 433133

Site Area: 3.95ha

Developable Area: 3.95 ha

Settlement Hierarchy: Local Service Centre

SDC Yield Estimate: 138



**Site Plan**

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site is not within a Greenbelt. The site's current land use is as a redundant plant nursery. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL).	
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	
Transport Access	The nearest bus stop to the site is on Eversley Court (approximately 200-300m to the east of the site) which is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.8km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. The site is connected to the highway but may require additional works including the widening of Garden Lane and other improvement to the Garden Lane and Church Hill junction.	
Community Facilities	<p>Sherburn-in-Elmet has multiple community facilities that include:</p> <ul style="list-style-type: none"> <li>• Post Office and SPAR (located approximately 700-800m to the north east of the site);</li> <li>• Roman Catholic Church and Church Hall (located approximately 600-700m to the north east of the site);</li> <li>• Cliff Garage and Showroom (located approximately 600-700m to the east of the site);</li> <li>• Sherburn Library (located approximately 800-900m to the north east of the site);</li> <li>• Holmfield Veterinary Surgery (located approximately 800-900m to the north east of the site);</li> <li>• Dental Surgery (located approximately 900-1000m to the north east of the site);</li> <li>• Sherburn Group Practice (located approximately 800-900m to the north east of the site); and</li> <li>• Sherburn in Enterprise Park comprising a mixture of industrial, warehouse and office space (located approximately 2km to the east of the site).</li> </ul> <p>In addition, a police station and fire station are located within Sherburn-in-Elmet. Higher levels of services in Principal Settlement Selby (approximately 12km to the south east of</p>	

	Sherburn-in-Elmet) are easily accessible via public transport. Sherburn Hungate Primary School is approximately 1km to the north east of the site, and Athelston Community Primary School is located approximately 500-600m to the south east. SDC has identified these schools as having additional capacity.	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site, however the Sherburn Willows SSSI is located approximately 600-700m to the south west of the site.	
Heritage	The site is not in close proximity (i.e. within a 400m radius) to any designated heritage assets, however the Hall Garth Scheduled Monument located approximately 500-600m to the north.	

**SUSTAINABILITY APPRAISAL**

Site Ref: SHER 005

Site Name: Garden Lane Nurseries, Garden Lane, Sherburn-in-Elmet.

Site Size: 3.95ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONO MIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul>	✓	<p>Due to the scale of the development it is likely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Opticians and employment within Sherburn Enterprise Park. There is also 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. There is the potential that additional strain would be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Sherburn Hungate Primary School is approximately 1km to the north east of the site, and Athelston Community Primary School is located approximately 500-600m to the south east. SDC has identified these schools 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. Sherburn High School is located adjacent to the site's southern boundary. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 800-900m to the north east of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> </ul>	✓	<p>CLR facilities in close proximity to the site include a cricket ground, skate park and equipped play area approximately 400-500m to the east of the site. Additional CLR facilities in Selby are accessible via public transport. Allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is a low potential to provide facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) on site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> <li>Will it increase non-car based access to CLR activities?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it address the shortfall in recreational open space in the district?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>recreation facilities for walkers, cyclists and riders?</i>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>• <i>Will it provide appropriate housing for local needs?</i></li> <li>• <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>• <i>Will it support the vibrancy of town and village centres?</i></li> </ul>	✘	<p>The site is in on the outskirts of Sherburn-in-Elmet. Neighbouring residential dwellings are sparse and due to the site's size it is unlikely to support the vibrancy of Sherburn-in-Elmet. Therefore the site could potentially be isolated from the local community.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>• <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li>• <i>Will it improve access to opportunities and facilities for all groups?</i></li> <li>• <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	✓	<p>The nearest bus stop to the site is on Eversley Court (approximately 200-300m to the east of the site) which is served by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.8km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li>• <i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li>• <i>Will it encourage the development of Brownfield sites?</i></li> </ul>	✓	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as PDL and the current land use is as a redundant plant nursery; 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>
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li>• <i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings,</i></li> </ul>	-	<p>The site is approximately 500-600m to the north of Hall Garth Scheduled Monument. As such, any development at the site would need to take into consideration the setting of this site. .</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>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>		
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> </ul>	?	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has minimal potential for wildlife as the site is a ploughed field.</p> <p>Sherburn Willows SSSI is located approximately 600-700m to the south west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Draft Core Strategy Policy CP15 seeks 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 not located within or close to any landscape designations. The sites location within a rural setting and consideration of this 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 site is not in close proximity (within 400m) to any rivers.</p>
<ul style="list-style-type: none"> <li><i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance the District's rivers?</i></li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li><i>Will it clean up contaminated land to the appropriate standard?</i></li> </ul>	?	<p>SDC hold no records of potential or known contamination/pollution at the site. The site was formally a plant nursery and immediately to the south east of the site is a former quarry.</p> <p>Sherburn-in-Elmet airfield is located approximately 3km to the south east of the site. Although not a commercial airfield with chartered flights, the recreational flights have the potential to impact the noise and air quality of the site, as such consideration of this would be essential before allocating residential uses on site. In addition a scrap yard is located approximately 200-300m to the south east; consideration of the noise impacts would therefore be required with regard to the site's suitability for residential development.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. 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"> <li><i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>		
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from transport?</i></li> </ul>	?	<p>Due to the sites size and location there is 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"> <li><i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas</i></li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>emissions from domestic, commercial and industrial sources?</i></p> <ul style="list-style-type: none"> <li><i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul>		
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce risk from flooding?</i></li> <li><i>Will it direct development away from flood risk areas?</i></li> <li><i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li><i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i></li> <li><i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>	✓	The site is not within a Greenbelt. SDC classifies the land as PDL and the current land use is a redundant plant nursery. Therefore represents an efficient use of land in terms of encouraging development on Brownfield lands. 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.

# Land West of A162, Sherburn-in-Elmet

**SHER 007**

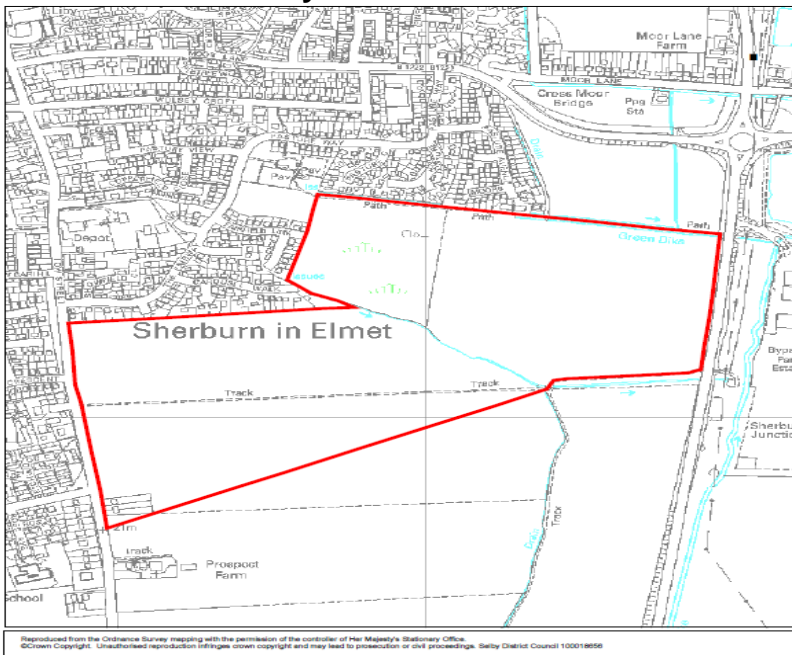
NGR: 449986, 433142

Site Area: 37.75ha

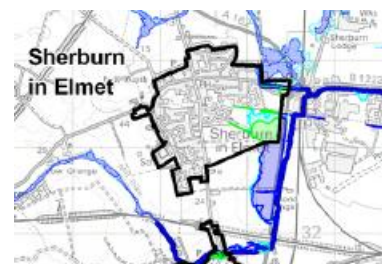
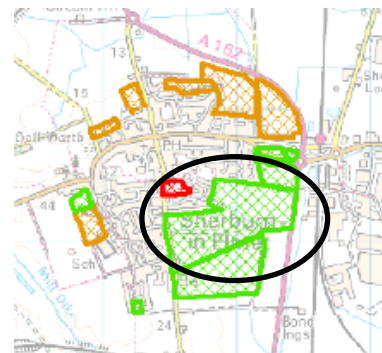
Settlement Hierarchy: Local Service Centre

Developable Area: 21.24 ha

SDC Yield Estimate: 743



Site Plan



Strategic Flood Risk Assessment  
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). Currently the site is occupied by two residential dwellings and agricultural land. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. Due to Sherburn-in-Elmet's status as a Local Service Centre it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	Mill Brook is located approximately within 100m from the site's eastern boundary. The site is classified as being in Flood Zones 1 with a low risk of flooding; a smaller area to the eastern extent of the site is located in Flood Zones 2 and 3a and therefore has a higher risk of flooding.	
Transport Access	The nearest bus stops to the site are adjacent to the site's western boundary on Low Street; these are serviced by a bus route between Selby and Leeds. Sherburn-in-Elmet Railway Station is located approximately 800-900m to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. SDC have identified that additional highway works may be required to create access onto the B1222 via the new development to the north of the site. In addition work may be required to the track from Low Street, Fairfield Link and Carousel Walk.	
Community Facilities	Sherburn-in-Elmet has multiple community facilities that include: <ul style="list-style-type: none"> <li>• Post Office and SPAR (located approximately 800-900m to the north west of the site);</li> <li>• Roman Catholic Church and Church Hall (located approximately 800-900m to the north west of the site);</li> <li>• Cliff Garage and Showroom (located approximately 700-800m to the north west of the site);</li> <li>• Sherburn Library (located approximately 900m-1km to the north of the site);</li> <li>• Holmfield Veterinary Surgery (located approximately 900m-1km to the north of the site);</li> <li>• Dental Surgery (located approximately 1km to the north of the site);</li> <li>• Sherburn Group Practice (located approximately 1 km to the north west of the site);</li> <li>and</li> <li>• Sherburn in Enterprise Park comprising a mixture of industrial, warehouse and office</li> </ul>	



	<p>space (located approximately 1km to the east of the site).</p> <p>In addition, a police station and fire station are located within Sherburn-in-Elmet. Higher levels of services in Principal Selby (approximately 12km to the south east of Sherburn-in-Elmet) are easily accessible via public transport. Sherburn Hungate Primary School is approximately 1.2km to the north of the site, and Athelston Community Primary School is located approximately 100-200m to the west of the site's boundary. SDC has identified these schools as having additional capacity. Sherburn High School is located approximately 700-800m to the west of the site.</p>	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site; however the Sherburn Willows SSSI is located approximately 1.2km to the west of the site.	
Heritage	The site is not in close proximity (i.e. within a 400m radius) to any designated heritage assets, however the Hall Garth Scheduled Monument located approximately 1.2km to the north east.	

**SUSTAINABILITY APPRAISAL**

Site Ref: SHER 007

Site Name: Land West of A162, Sherburn-in-Elmet.

Site Size: 21.24ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	<p>The site is located on Grade 3 agricultural land and due to the scale of the site the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is likely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Optician and employment within Sherburn Enterprise Park, and 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, it is likely that additional strain would be put upon the existing public transport facilities and as a result this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Sherburn Hungate Primary School is approximately 1.2km to the north of the site, and Athelston Community Primary School is located approximately 100-200m to the west of the site's boundary. SDC has identified these schools 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. Sherburn High School is located approximately 700-800m to the west of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 1.2km to the north west of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> </ul>	✓	<p>CLR facilities in close proximity to the site include a cricket ground, skate park and equipped play area approximately 800-900m to the north of the site. Additional CLR facilities in Selby are accessible via public transport.</p> <p>Due to the scale of the site there is potential to provide facilities on site on-site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) on site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</li> </ul>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> <li>Will it increase the use of sustainable design and sustainable building materials in construction?</li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	✓/!	The site is in on the close to the centre of Sherburn-in-Elmet. Due to the site's size it is likely to support the vibrancy of Sherburn-in-Elmet. The scale of the site could change the character of the settlement, especially if other sites in the settlement are taken forward.
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</li> <li>Will it improve access to opportunities and facilities for all groups?</li> <li>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>	✓	<p>The nearest bus stops to the site are adjacent to the site's western boundary on Milford Road; these are serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.3km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements.</p> <p>Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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. In addition any development at the site should contribute towards improving pedestrian and cycling facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> <li>Will it ensure new development is well designed and appropriate to its setting?</li> <li>Will it encourage the development of Brownfield sites?</li> </ul>	-	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield and is currently occupied by Grade 3 agricultural land; 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>
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul>	-	The site is not within 1km of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>	?	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has minimal potential for wildlife as the site is an arable field. Sherburn Willows SSSI is located approximately 1.2km to the west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Draft Core Strategy Policy CP15 seeks 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 not located within or close to any landscape designations. The site is located within a rural setting and consideration of this should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>Mill Brook is approximately within 100m from the western boundary. 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"> <li>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>	?	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown.</p> <p>Sherburn-in-Elmet airfield is located approximately 1.5km to the south east of the site. Although not a commercial airfield with chartered flights, the recreational flights have the potential to impact the noise and air quality of the site, as such consideration of this would be essential before allocating residential uses on site. The A1632 forms the sites western boundary so is also a consideration with regard to noise and suitability for residential development.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. 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"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for such pollution?</li> </ul>		
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions from transport?</li> </ul>	?	<p>Due to the site's size and location there is a high 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</p>
<ul style="list-style-type: none"> <li>Will it reduce methane emissions from</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>agricultural, landfills and past and present mining activities?</i></p> <ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> <li><i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul>		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. A site of this scale would be able to feasibly support some low carbon and renewable technologies such as CHP.
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce risk from flooding?</i></li> <li><i>Will it direct development away from flood risk areas?</i></li> <li><i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>	x	A main river is located approximately 200m from the site's eastern boundary. The majority of the site is classified as being primarily in Flood Zones 1, as such the risk of flooding on site is low. A smaller area to the eastern extent of the site is located in Flood Zones 2 and 3a and therefore has a higher risk of flooding. Built development on the site should avoid Flood Zone 2 and 3 areas.
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li><i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i></li> <li><i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>	-	The site is not within a Greenbelt. SDC classifies the land as Greenfield. 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. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

**Land East and North of Prospect Farm, Low Street, Sherburn-in-Elmet**

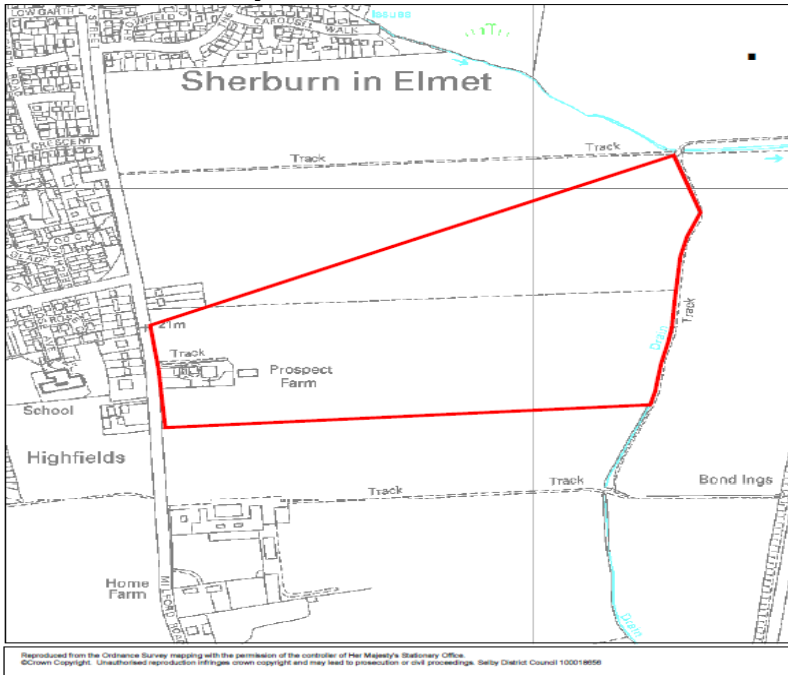
**SHER 008**

NGR: 449892, 432773

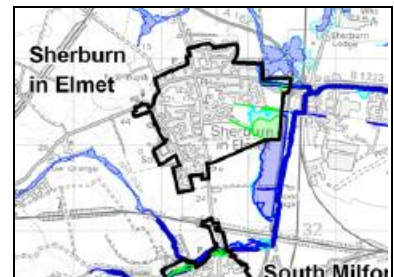
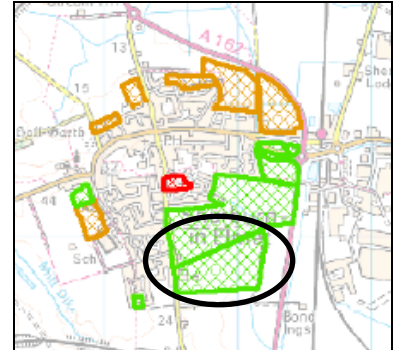
Site Area: 19.8ha

Settlement Hierarchy: Local Service Centre

Developable Area: 13.86 ha  
SDC Yield Estimate: 485



Site Plan



Strategic Flood Risk Assessment  
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). The site's current land use is agricultural (Prospect Farm). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. Due to Sherburn-in-Elmet's status as a Local Service Centre it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	An Internal Drainage Basin (IDB) Managed Watercourse is located at the site's eastern boundary. The site is classified as being in Flood Zones 1 with a low risk of flooding. A small area to the east of the site is located in Flood Zones 2 and 3a and therefore has a higher risk of flooding.	
Transport Access	The nearest bus stops to the site are adjacent to the site's western boundary on Milford Road; these are serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.3km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. Additional highway works may be required.	
Community Facilities	Sherburn-in-Elmet has multiple community facilities that include: <ul style="list-style-type: none"> <li>• Post Office and SPAR (located approximately 1km to the north west of the site);</li> <li>• Roman Catholic Church and Church Hall (located approximately 1km to the north west of the site);</li> <li>• Cliff Garage and Showroom (located approximately 800-900m to the north west of the site);</li> <li>• Sherburn Library (located approximately 1.1km to the north of the site);</li> <li>• Holmfield Veterinary Surgery (located approximately 1.1km to the north of the site);</li> <li>• Dental Surgery (located approximately 1.3km to the north of the site);</li> <li>• Sherburn Group Practice (located approximately 1.2km to the north west of the site);</li> <li>and</li> <li>• Sherburn in Enterprise Park comprising a mixture of industrial, warehouse and office space (located approximately 1.4km to the east of the site).</li> </ul> <p>In addition, a police station and fire station are located within Sherburn-in-Elmet. Higher levels of services in Principal Settlement Selby (approximately 12km to the south east of</p>	

	Sherburn-in-Elmet) are easily accessible via public transport. Sherburn Hungate Primary School is approximately 1.2km to the north of the site, and Athelston Community Primary School is located approximately 100-200m to the west of the site's boundary. SDC has identified these schools as having additional capacity.	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site; however the Sherburn Willows SSSI is located approximately 1.2km to the west of the site.	
Heritage	The site is not in close proximity (i.e. within a 400m radius) to any designated heritage assets, however the Hall Garth Scheduled Monument located approximately 1.2km to the north east.	

**SUSTAINABILITY APPRAISAL**

Site Ref:

**SHER 008**

Site Name: Land East and North of Prospect Farm, Low Street, Sherburn-in-Elmet. Site Size: 13.86ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul>	✓	<p>The site is located on Grade 3 agricultural land and due to the scale of the site the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is likely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Opticians and employment within Sherburn Enterprise Park. There is 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, it is likely that additional strain would be put upon the existing public transport facilities and as a result this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Sherburn Hungate Primary School is approximately 1.2km to the north of the site, and Athelston Community Primary School is located approximately 100-200m to the west of the site's boundary. SDC has identified these schools 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. Sherburn High School is located approximately 700-800m to the west of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 1.2km to the north west of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> </ul>	✓	<p>CLR facilities in close proximity to the site include a cricket ground, skate park and equipped play area, approximately 800-900m to the north of the site. Additional CLR facilities in Selby are accessible via public transport. Therefore allocation of this site could increase non-car based access to CLR activities. Due to the scale of the site there is potential to provide facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) on site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> <li>Will it increase non-car based access to CLR activities?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it address the shortfall in recreational open space in the district?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it improve and extend the Public</li> </ul>		



SA OBJECTIVE	EFFECT	COMMENTARY
<i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>• <i>Will it provide appropriate housing for local needs?</i></li> <li>• <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>• <i>Will it support the vibrancy of town and village centres?</i></li> </ul>	✓/!	<p>The site is close to the centre of Sherburn-in-Elmet. Due to the site's size it is likely to support the vibrancy of Sherburn-in-Elmet. The scale of the site could change the character of the settlement, especially if other sites in the settlement are taken forward.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>• <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li>• <i>Will it improve access to opportunities and facilities for all groups?</i></li> <li>• <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	✓	<p>The nearest bus stops to the site are adjacent to the site's western boundary on Milford Road; these are serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.3km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements.</p> <p>Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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.</p>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>• <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li>• <i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li>• <i>Will it encourage the development of Brownfield sites?</i></li> </ul>	-	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield and is currently occupied by Grade 3 agricultural land; 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>
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li>• <i>Will it preserve or enhance the character, appearance or setting of</i></li> </ul>	-	<p>The site is not within 1km of any conservation areas or other designated heritage assets.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
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?		
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>	?	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has minimal potential for wildlife as the site is an arable field.</p> <p>Sherburn Willows SSSI is located approximately 1.2km to the west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. Draft Core Strategy Policy CP15 seeks 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 not located within or close to any landscape designations. The site is located within a rural setting and consideration of this should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>Mill Brook is 200m from the western boundary. 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"> <li>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>	?	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown.</p> <p>Sherburn-in-Elmet airfield is located approximately 1.5km to the south east of the site. Although not a commercial airfield with chartered flights, the recreational flights have the potential to impact the noise and air quality of the site, as such consideration of this would be essential before allocating residential uses on 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 effects.</p>
<ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for such pollution?</li> </ul>		
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions from transport?</li> </ul>	?	<p>Due to the site's size and location there is a high 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"> <li>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</li> </ul>		
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce risk from flooding?</li> </ul>	x	A main river is located approximately 200m from the site's eastern boundary. The site is classified as being primarily in Flood Zones 1, as such the risk of flooding on site is low. A small area to the east of the site is located in Flood Zones 2 and 3a and therefore has a higher risk of flooding. Any built development would need to avoid the Flood Zone 2 and 3 areas.
<ul style="list-style-type: none"> <li>Will it direct development away from flood risk areas?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it prevent development in inappropriate development in Flood Zones?</li> </ul>		
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</li> </ul>	-	The site is not within a Greenbelt. SDC classifies the land as Greenfield and currently the site is used as Grade 3 arable agricultural land. 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. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.
<ul style="list-style-type: none"> <li>Will it ensure that new development exists within the constraints of the District's water resource?</li> </ul>		

**Land off Tadcaster Road/Finkle Hill, Sherburn-in-Elmet**

**SHER 011**

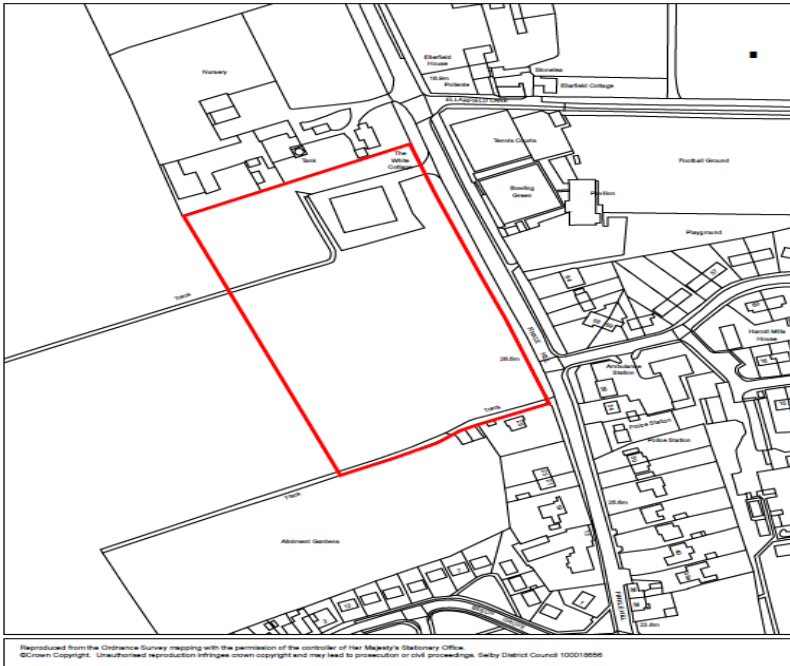
NGR: 449220 434090

Site Area: 2.5ha

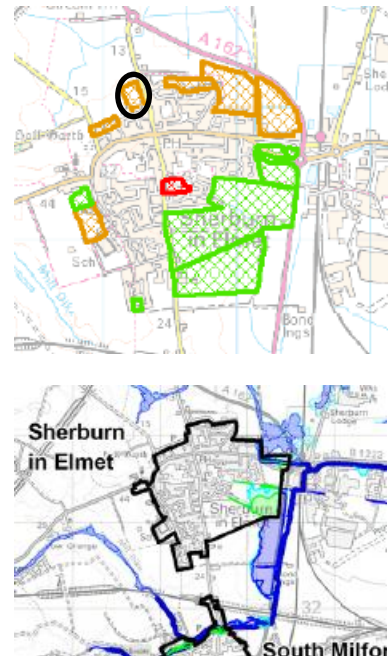
Settlement Hierarchy: Local Service Centre

Developable Area: 2.5ha

SDC Yield Estimate: 88



Site Plan



Strategic Flood Risk Assessment  
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield and currently the site is used for agricultural purposes. Due to Sherburn-in-Elmet's status as a Local Service Centre it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The site is classified as being in Flood Zones 1 with a low risk of flooding.	
Transport Access	The nearest bus stop to the site is on Finkle Hill approximately within 100m to the south east of the site, and is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.4km to the south east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. The site is connected to the highway but may require additional works.	
Community Facilities	Sherburn-in-Elmet has multiple community facilities that include: <ul style="list-style-type: none"> <li>• Post Office and SPAR (located approximately 300-400m to the south of the site);</li> <li>• Roman Catholic Church and Church Hall (located approximately 400-500m to the south of the site);</li> <li>• Cliff Garage and Showroom (located approximately 500-600m to the south of the site);</li> <li>• Sherburn Library (located approximately 200-300m to the south of the site);</li> <li>• Holmfield Veterinary Surgery (located approximately 200-300m to the south of the site);</li> <li>• Dental Surgery (located approximately within 100m to the south of the site);</li> <li>• Sherburn Group Practice (located approximately 100-200m to the south of the site);</li> <li>and</li> <li>• Sherburn in Enterprise Park comprising a mixture of industrial, warehouse and office space (located approximately 1.7km to the south east of the site).</li> </ul> In addition, a police station and fire station are located within Sherburn-in-Elmet. Higher levels of services in Principal Settlement Selby (approximately 12km to the south east of Sherburn-in-Elmet) are easily accessible via public transport. Sherburn-in-Elmet airfield runway is located approximately 2.5km to the south east of the site.	

	Sherburn Hungate Primary School is approximately 100-200m to the east of the site, and Athelston Community Primary School is located approximately 1.3km to the south of the site. SDC has identified these schools as having additional capacity. In addition Sherburn High School is located approximately 1.1km to the east of the site.	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site, however the Sherburn Willows SSSI is located approximately 1.6km to the south west of the site.	
Heritage	The site is not in close proximity (i.e. within a 400m radius) to any designated heritage features or areas; however the Hall Garth Scheduled Monument located approximately 400-500m to the south west.	

**SUSTAINABILITY APPRAISAL**

Site Ref: SHER 011

Site Name: Land off Tadcaster Road/Finkle Hill, Sherburn-in-Elmet.

Site Size: 2.5ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul>	-	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is likely to provide some stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Opticians and employment within Sherburn Enterprise Park. There is 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. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Sherburn Hungate Primary School is approximately 100-200m to the east of the site, and Athelston Community Primary School is located approximately 1.3km to the south of the site. SDC has identified these schools as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 100-200m to the south west of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> </ul>	✓	<p>CLR facilities in close proximity to the site include the football pitches, tennis courts, an equipped play area, bowling green approximately 100-200m to the north east of the site, and allotments at the site's southern boundary. Additional CLR facilities in Selby are accessible via public transport. Therefore, allocation of this site is likely to increase non-car based access to CLR activities</p> <p>Due to the scale of the site it is unlikely to provide facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) on site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> <li>Will it increase non-car based access to CLR activities?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it address the shortfall in recreational open space in the district?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>recreation facilities for walkers, cyclists and riders?</i>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>	✓	The site is in close proximity to the centre of Sherburn-in-Elmet. Therefore it is likely to support the vibrancy of Sherburn-in-Elmet.
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	✓	<p>The nearest bus stop to the site is on Finkle Hill approximately within 100m to the south east of the site, and is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.4km to the south east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>	-	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield and is currently occupied by Grade 3 agricultural land; 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>
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li><i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens,</i></li> </ul>	-	The site is not in close proximity (i.e. within a 400m radius) to any designated heritage features or areas; however the Hall Garth Scheduled Monument located approximately 400-500m to the south west. Therefore, any development at the site would need to take into consideration these sites so they can minimise adverse impacts on this feature, and maximise preservation and enhancement of this feature.

SA OBJECTIVE	EFFECT	COMMENTARY
<i>archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i>		
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> <li><i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> <li><i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i></li> <li><i>Will it protect and enhance the District's rivers?</i></li> </ul>	?	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has minimal potential for wildlife as it is currently occupied by agricultural land. Sherburn Willows SSSI is located approximately 1.6km to the south west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. Draft Core Strategy Policy CP15 seeks 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 not located within or close to any landscape designations. The sites location within a rural setting and consideration of this 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 site is not close proximity (within 400m) to any rivers.</p>
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li><i>Will it clean up contaminated land to the appropriate standard?</i></li> <li><i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>	?	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown.</p> <p>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>
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from transport?</i></li> <li><i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li><i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> </ul>	?	<p>Due to the site's size and location there is a 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.</p>



SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</li> </ul>		
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce risk from flooding?</li> </ul>	✓	The site is classified as being primarily in Flood Zones 1, as such the risk of flooding on site is low. Allocation of this site would therefore direct development away from flood risk areas
<ul style="list-style-type: none"> <li>Will it direct development away from flood risk areas?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it prevent development in inappropriate development in Flood Zones?</li> </ul>		
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</li> </ul>	-	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield and currently the site is occupied by Grade 3 agricultural land. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> <li>Will it ensure that new development exists within the constraints of the District's water resource?</li> </ul>		

**Land off St John's Lane, Sherburn-in-Elmet**

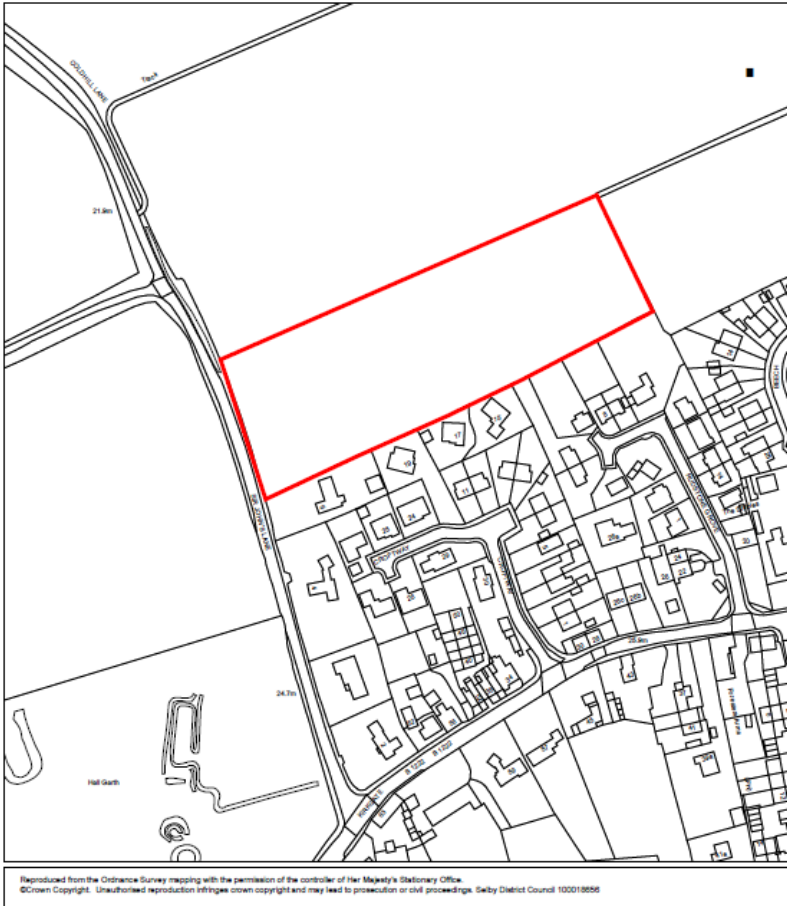
NGR: 449004 433844

Site Area: 1.5ha

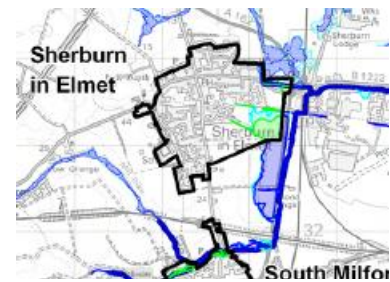
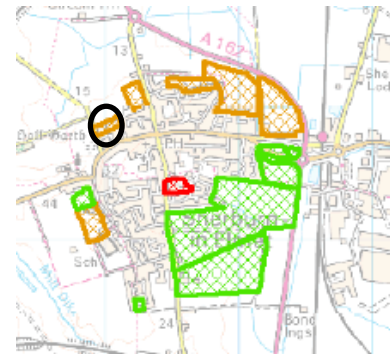
Settlement Hierarchy: Local Service Centre

**SHER 012**

Developable Area: 1.5ha  
SDC Yield Estimate: 52



Site Plan



Strategic Flood Risk Assessment  
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield and currently the site is used for agricultural purposes. Due to Sherburn-in-Elmet's status as a Local Service Centre it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The site is classified as being in Flood Zones 1 with a low risk of flooding.	
Transport Access	The nearest bus stop to the site is on Kirkgate approximately 100-200m to the south of the site, and is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.6km to the south east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. The site is connected to the highway but according to SDC, additional highway works may require to upgrade the access from St John's Lane; in addition the existing speed limit would need to be extended.	
Community Facilities	Sherburn-in-Elmet has multiple community facilities that include: <ul style="list-style-type: none"> <li>• Post Office and SPAR (located approximately 400-500m to the south east of the site);</li> <li>• Roman Catholic Church and Church Hall (located approximately 400-500m to the south east of the site);</li> <li>• Cliff Garage and Showroom (located approximately 500-600m to the south east of the site);</li> <li>• Sherburn Library (located approximately 400-500m to the east of the site);</li> <li>• Holmfield Veterinary Surgery (located approximately 300-400m to the east of the</li> </ul>	

	<p>site);</p> <ul style="list-style-type: none"> <li>• Dental Surgery (located approximately 300-400m to the east of the site);</li> <li>• Sherburn Group Practice (located approximately 200-300m to the east of the site); and</li> <li>• Sherburn in Enterprise Park comprising a mixture of industrial, warehouse and office space (located approximately 2km to the east of the site).</li> </ul> <p>In addition, a police station and fire station are located within Sherburn-in-Elmet. Higher levels of services in Principal Settlement Selby (approximately 12km to the south east of Sherburn-in-Elmet) are easily accessible via public transport.</p> <p>Sherburn-in-Elmet airfield runway is located approximately 2.5km to the south east of the site.</p> <p>Sherburn Hungate Primary School is approximately 500-600m to the north east of the site, and Athelston Community Primary School is located approximately 1.1km to the south of the site. SDC has identified these schools as having additional capacity.</p>	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site, however the Sherburn Willows SSSI is located approximately 1.3km to the south west of the site.	
Heritage	The site is in close proximity (i.e. within a 400m radius) to the Hall Garth Scheduled Monument located approximately 100-200m to the south west of the site's boundary.	

**SUSTAINABILITY APPRAISAL**

Site Ref: SHER 012

Site Name: Land off St John's Lane, Sherburn-in-Elmet.

Site Size: 1.5ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	<p>The site is located on Grade 3 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Opticians and employment within Sherburn Enterprise Park, and 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. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Sherburn Hungate Primary School is approximately 500-600m to the north east of the site, and Athelston Community Primary School is located approximately 1.1km to the south of the site. SDC has identified these schools 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. Sherburn High School is located approximately 800-900m to the south of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 300-400m 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, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure</li> </ul>	✓	<p>CLR facilities in close proximity to the site include football pitches, an equipped play area and skate park approximately 300-400m to the south east of the site, and allotments at the site's southern boundary. Additional CLR facilities in Selby are accessible via public transport. Therefore allocation of this site is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is little potential to provide facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are Public Rights of Way (PRoW) on site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable. 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.
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>	✓	The site is on the outskirts of Sherburn-in-Elmet. Therefore, allocation of this site is unlikely to support the vibrancy of Sherburn-in-Elmet, and could potentially be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	✓	The nearest bus stop to the site is on Kirkgate approximately 100-200m to the south of the site, and is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.6km to the south east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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).
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>	-	As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as Greenfield and the site is currently occupied by Grade 3 agricultural land, therefore allocation of this site is not encouraging the development on Brownfield sites. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li><i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings</i></li> </ul>	-	The site is in close proximity to Hall Garth Scheduled Monument located approximately 100-200m to the south west. Therefore, any development at the site would need to take into consideration the setting of this heritage asset. .

SA OBJECTIVE	EFFECT	COMMENTARY
<i>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>		
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> <li><i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> <li><i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i></li> <li><i>Will it protect and enhance the District's rivers?</i></li> </ul>	?	<p>The site is not situated in or in close proximity to any designated nature conservation areas. Also the site has minimal potential for wildlife as the site is currently being used for agricultural purposes. Sherburn Willows SSSI is located approximately 1.3km to the south west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Draft Core Strategy Policy CP15 seeks 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 not located within or close to any landscape designations. The sites location within a rural setting and consideration of this 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 site is not close proximity (within 400m) to any rivers.</p>
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li><i>Will it clean up contaminated land to the appropriate standard?</i></li> <li><i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>	?	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown.</p> <p>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>
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from transport?</i></li> <li><i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li><i>Will it reduce greenhouse gas</i></li> </ul>	-	<p>Due to the site's size and location there is a 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</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>emissions from domestic, commercial and industrial sources?</i></p> <ul style="list-style-type: none"> <li><i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i></li> </ul>		renewable technologies such as CHP.
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce risk from flooding?</i></li> <li><i>Will it direct development away from flood risk areas?</i></li> <li><i>Will it prevent development in inappropriate development in Flood Zones?</i></li> </ul>	✓	The site is classified as being primarily in Flood Zones 1, as such the risk of flooding on site is low. Allocation of this site would therefore direct development away from flood risk areas
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li><i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i></li> <li><i>Will it ensure that new development exists within the constraints of the District's water resource?</i></li> </ul>	-	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield and currently the site is occupied by Grade 3 agricultural land; therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

**Land at Moor Lane, Sherburn-in-Elmet**

NGR: 450405 433648

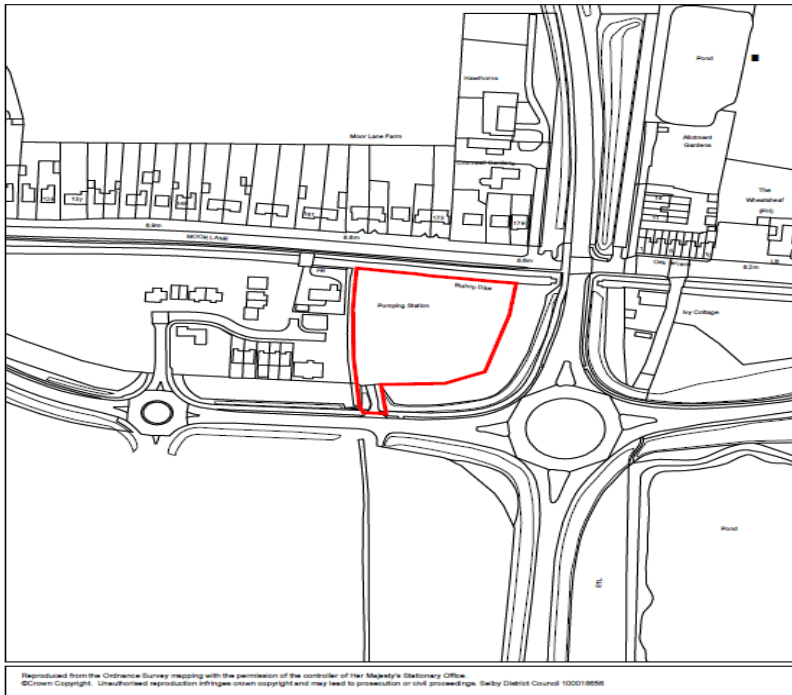
Site Area: 0.49 ha

Settlement Hierarchy: Local Service Centre

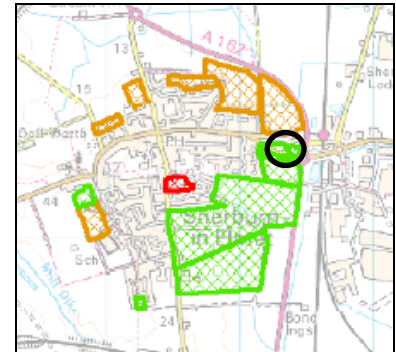
**SHER 013**

Developable Area: 0.49ha

SDC Yield Estimate: 17



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification. The site is currently occupied by agricultural land. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. However due to Sherburn-in-Elmet's status as a Local Service Centre it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The site is classified as being in Flood Zones 1 with a low risk of flooding.	
Transport Access	The nearest bus stop to the site is at the junction of Moor Lane and the A162 approximately within 100m to the north east of the site, and is served by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 100-200m to the east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. The site is connected to the highway but SDC have identified that additional works may be required including providing access via a small spur off Moor Lane. In addition access would be taken from Moor Lane which would require an access to be formed over Bishop Dike.	
Community Facilities	<p>Sherburn-in-Elmet has multiple community facilities that include:</p> <ul style="list-style-type: none"> <li>• Post Office and SPAR (located approximately 1km to the west of the site);</li> <li>• Roman Catholic Church and Church Hall (located approximately 1.1km to the west of the site);</li> <li>• Cliff Garage and Showroom (located approximately 1km to the south west of the site);</li> <li>• Sherburn Library (located approximately 1km to the west of the site);</li> <li>• Holmfield Veterinary Surgery (located approximately 1.1km to the north west of the site);</li> <li>• Dental Surgery (located approximately 1km to the north west of the site);</li> <li>• Sherburn Group Practice (located approximately 1.1 km to the north west of the site);</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>• Sherburn in Enterprise Park comprising a mixture of industrial, warehouse and office space (located approximately 1km to the east of the site).</li> </ul> <p>In addition, a police station and fire station are located within Sherburn-in-Elmet. Higher levels of services in Principal Settlement Selby (approximately 12km to the south east of Sherburn-in-Elmet) are easily accessible via public transport. Sherburn Hungate Primary</p>	



	School is approximately 1km to the north west of the site, and Athelston Community Primary School is located approximately 1.4km to the south west of the site. SDC has identified these schools as having additional capacity.	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site, however the Sherburn Willows SSSI is located approximately 2km to the south west of the site.	
Heritage	The site is not in close proximity (i.e. within a 400m radius) to any designated heritage assets, however the Hall Garth Scheduled Monument located approximately 1.5km to the west.	

**SUSTAINABILITY APPRAISAL**

Site Ref: SHER 013

Site Name: Land at Moor Lane, Sherburn-in-Elmet.

Site Size: 0.49ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	<p>The site is located on Grade 3 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Opticians and employment within Sherburn Enterprise Park. There is 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. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Sherburn Hungate Primary School is approximately 1km to the north west of the site, and Athelston Community Primary School is located approximately 1.4km to the south west of the site. SDC has identified these schools 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. Sherburn High School is located approximately 1.5km to the south west of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 1.1km to the north west of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure</li> </ul>	✓	<p>CLR facilities in close proximity to the site include a cricket ground, skate park and equipped play area approximately 1.2km to the west of the site. Additional CLR facilities in Selby are easily accessible via public transport. Therefore, could increase non-car based access to CLR activities</p> <p>Due to the scale of the site there is limited potential to provide facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) on site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>	✓	The site is close to the centre of Sherburn-in-Elmet. Therefore it is likely to support the vibrancy of Sherburn-in-Elmet.
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	✓	<p>The nearest bus stop to the site is at the junction of Moor Lane and the A162 approximately within 100m to the north east of the site, and is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 100-200m to the east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements.</p> <p>Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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). In addition any development at the site should contribute towards improving pedestrian and cycling facilities.</p>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>	-	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield and is currently occupied by agricultural land; 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>
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li><i>Will it preserve or enhance the character, appearance or setting of</i></li> </ul>	-	The site is not within 1km of any conservation areas or other designated heritage assets.

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i></p>		
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> </ul>	?	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has minimal potential for wildlife as the site is currently agricultural land. Sherburn Willows SSSI is located approximately 2km to the south west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>Draft Core Strategy Policy CP15 seeks 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 not located within or close to any landscape designations. The sites location within a rural setting and consideration of this should be given to incorporating natural features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>Mill Brook is approximately 100-200m from the south eastern boundary 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"> <li><i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance the District's rivers?</i></li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li><i>Will it clean up contaminated land to the appropriate standard?</i></li> </ul>	?	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown.</p> <p>Sherburn-in-Elmet airfield is located approximately 1.5km to the south east of the site. Although not a commercial airfield with chartered flights, the recreational flights have the potential to impact the noise and air quality of the site, as such consideration of this would be essential before allocating residential uses on 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 effects.</p>
<ul style="list-style-type: none"> <li><i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> </ul>		
<ul style="list-style-type: none"> <li><i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>		
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from transport?</i></li> </ul>	-	<p>Due to the site's size and location there is a 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.</p>
<ul style="list-style-type: none"> <li><i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</li> <li>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</li> </ul>		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.
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce risk from flooding?</li> <li>Will it direct development away from flood risk areas?</li> <li>Will it prevent development in inappropriate development in Flood Zones?</li> </ul>	✓	Mill Brook is located approximately 100-200m from the site's south eastern boundary. The site is classified as being primarily in Flood Zones 1 so represents a low risk of flooding. Allocation of this site would therefore direct development away from flood risk areas
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</li> <li>Will it ensure that new development exists within the constraints of the District's water resource?</li> </ul>	-	The site is not within a Greenbelt. SDC classifies the land as Greenfield and currently the site is being used for agriculture. 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. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

## Land At Highfield Villas, Sherburn-in-Elmet

NGR: 449252 432528

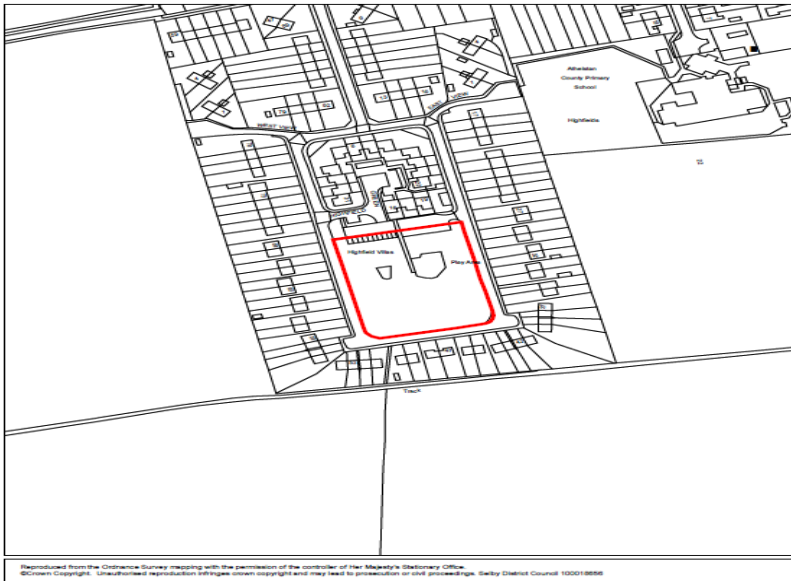
Site Area: 0.53ha

Settlement Hierarchy: Local Service Centre

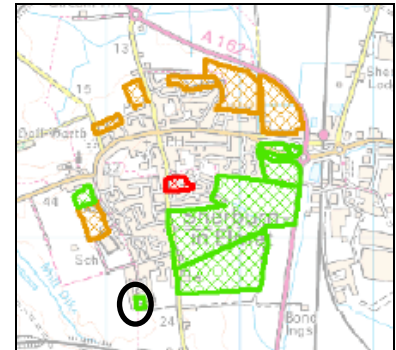
**SHER 014**

Developable Area: 0.53ha

SDC Yield Estimate: 19



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL) and currently the site contains a new and well maintained recreation field, play equipment, garages and associated concrete hardstanding.	
Flood Risk	The site is classified as being in Flood Zones 1 with a low risk of flooding.	
Transport Access	The nearest bus stop to the site is on Milford Road approximately 200-300m to the east of the site, and is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.8km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. The South Milford Railway Station is approximately 500-600m to the south and provides services between Selby and Leeds. The site is connected to the highway.	
Community Facilities	<p>Sherburn-in-Elmet has multiple community facilities that include:</p> <ul style="list-style-type: none"> <li>• Post Office and SPAR (located approximately 400-500m to the north of the site);</li> <li>• Roman Catholic Church and Church Hall (located approximately 1km to the north of the site);</li> <li>• Cliff Garage and Showroom (located approximately 1km to the north of the site);</li> <li>• Sherburn Library (located approximately 1.3km to the north of the site);</li> <li>• Holmfild Veterinary Surgery (located approximately 1.3km to the north of the site);</li> <li>• Dental Surgery (located approximately 1.4km to the north of the site);</li> <li>• Sherburn Group Practice (located approximately 1.3km to the north of the site); and</li> <li>• Sherburn in Enterprise Park comprising a mixture of industrial, warehouse and office space (located approximately 1.9km to the north east of the site).</li> </ul> <p>In addition, a police station and fire station are located within Sherburn-in-Elmet. Higher levels of services in Principal Settlement Selby (approximately 12km to the south east of Sherburn-in-Elmet) are easily accessible via public transport.</p> <p>Sherburn Hungate Primary School is approximately 1.5km to the north east of the site, and Athelston Community Primary School is located approximately 200-300m to the north east of the site. SDC has identified these schools as having additional capacity. In addition Sherburn High School is located approximately 400-500m to the north of the site.</p>	
Nature Conservation	There are no sites designated for nature conservation within 400m of the site; however the Sherburn Willows SSSI is located approximately 500-600m to the west of the site.	
Heritage	The Hall Garth Scheduled Monument is located approximately 1.1km to the north of the site.	

**SUSTAINABILITY APPRAISAL**

Site Ref: SHER 014

Site Name: Land At Highfield Villas, Sherburn-in-Elmet.

Site Size: 0.53ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Opticians and employment within Sherburn Enterprise Park. There is 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. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Sherburn Hungate Primary School is approximately 1.5km to the north east of the site, and Athelston Community Primary School is located approximately 200-300m to the north east of the site. SDC has identified these schools 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. Sherburn High School is located approximately 400-500m to the north of the site. The site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 1.3km 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, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers,</li> </ul>	✓	<p>CLR facilities in close proximity to the site include a cricket ground, an equipped play area, and skate park approximately 300-400m to the north of the site, and allotments at the site's southern boundary. Additional CLR facilities in Selby are accessible via public transport. Therefore allocation of this site is likely to increase non-car based access to CLR activities. However, the site is currently occupied by CLR facilities including a field and play equipment. These facilities should be preserved or enhanced as their removal could exacerbate the shortfall of recreational open space in the district. There are no Public Rights of Way (PRoW) on site. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>cyclists and riders?</i>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable. 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.
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>	?	The site is on the outskirts of Sherburn-in-Elmet. Therefore allocation of this site is unlikely to support the vibrancy of Sherburn-in-Elmet.
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	✓	The nearest bus stop to the site is on Milford Road approximately 200-300m to the east of the site, and is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.8km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. The South Milford Railway Station is approximately 500-600m to the south and provides services between Selby and Leeds. Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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).
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>	-	As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as PDL and is currently being used for recreation purposes; therefore allocation of this site is encouraging the development on Brownfield sites, but could potentially exacerbate the shortfall of recreational facilities in the district. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li><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,</i></li> </ul>	-	The site is not within 1km of any conservation areas or other designated heritage assets.



SA OBJECTIVE	EFFECT	COMMENTARY
<i>archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i>		
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> <li><i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> <li><i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i></li> <li><i>Will it protect and enhance the District's rivers?</i></li> </ul>	?	<p>The site is considered to have minimal potential for wildlife and is currently being used for recreation. The site is situated approximately 500-600m to the west of Sherburn Willows a SSSI. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. Draft Core Strategy Policy CP15 seeks 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 not located within or close to any landscape designations. The sites location within a rural setting and consideration of this 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 site is not close proximity (within 400m) to any rivers.</p>
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li><i>Will it clean up contaminated land to the appropriate standard?</i></li> <li><i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>	?	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown.</p> <p>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>
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from transport?</i></li> <li><i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li><i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> </ul>	-	<p>Due to the site's size and location there is a 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>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</li> </ul>		
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce risk from flooding?</li> </ul>	✓	<p>The site is classified as being primarily in Flood Zones 1, as such the risk of flooding on site is low. Allocation of this site would therefore direct development away from flood risk areas.</p>
<ul style="list-style-type: none"> <li>Will it direct development away from flood risk areas?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it prevent development in inappropriate development in Flood Zones?</li> </ul>		
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</li> </ul>	-	<p>The site is not within a Greenbelt. SDC classifies the land as PDL and currently the site is used for recreation. Therefore represents an efficient use of land in terms of encouraging development on Brownfield land, but could potentially exacerbate the existing shortfall of recreational facilities in the district.</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"> <li>Will it ensure that new development exists within the constraints of the District's water resource?</li> </ul>		

**Land to rear of 67 and 69 77 Church Hill, Sherburn-in-Elmet**

**SHER 017**

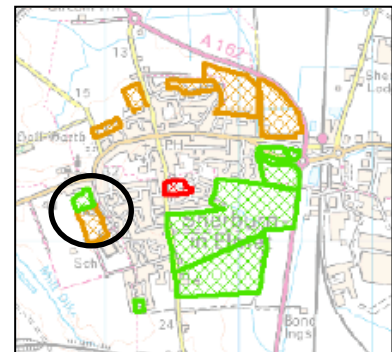
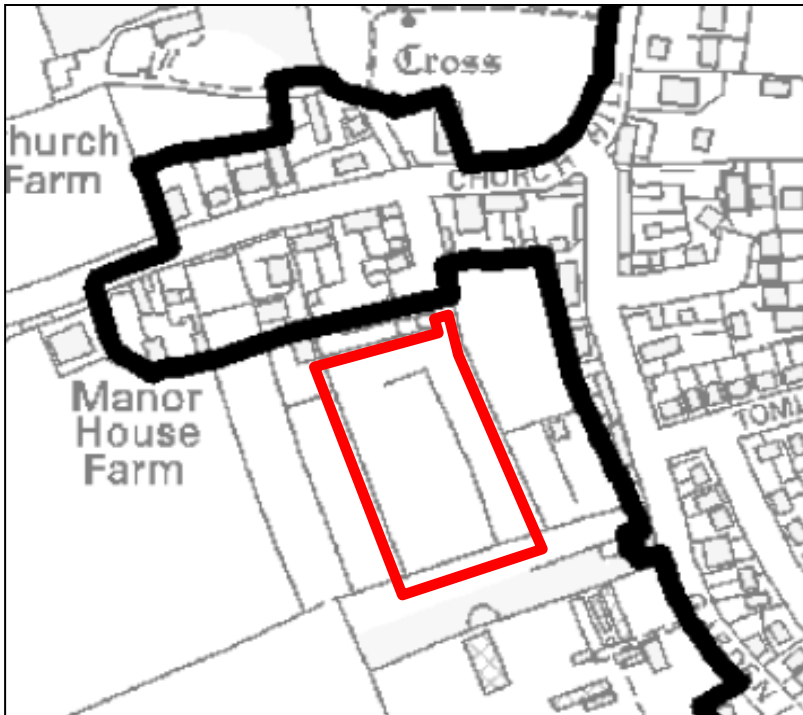
NGR: 448825 433275

Site Area: 0.75 ha

Settlement Hierarchy: Local Service Centre

Developable Area: 0.75 ha

SDC Yield Estimate: 26



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Greenbelt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The site's current land use is a vacant field. However due to Sherburn-in-Elmet's status as a Local Service Centre, it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest bus stop to the site is on Eversley Court (approximately 200-300m to the east of the site) which is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.8km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. The site is connected to the highway.	Yellow
Community Facilities	Sherburn-in-Elmet has multiple community facilities that include: a Post Office and SPAR (located approximately 700-800m to the north east of the site), Roman Catholic Church and Church Hall (located approximately 600-700m to the north east of the site), Cliff Garage and Showroom (located approximately 600-700m to the east of the site), Sherburn Library (located approximately 800-900m to the north east of the site), Holmfield Veterinary Surgery (located approximately 800-900m to the north east of the site), Dental Surgery (located approximately 900m-1km to the north east of the site), Sherburn Group Practice (located approximately 800-900m to the north east of the site), and Sherburn in Enterprise Park comprising a mixture of industrial, warehouse and office space (located approximately 2km to the east of the site). In addition, a police station and fire station are located within Sherburn-in-Elmet. Sherburn Hungate Primary School is approximately 1km to the north east of the site, and Athelston Community Primary School is located approximately 500-600m to the south east. SDC has identified these schools as having additional capacity.	Green
Nature Conservation	There are no sites designated for nature conservation within 400m of the site, however the Sherburn Willows SSSI is located approximately 600-700m to the south west of the site.	Yellow
Heritage	The site is not in close proximity (i.e. within a 400m radius) to any designated heritage assets, however the Hall Garth Scheduled Monument located approximately 500-600m to	Yellow

the north.

**SUSTAINABILITY APPRAISAL**

Site Ref: SHER 017

Site Name: Garden Lane Nurseries, Garden Lane, Sherburn-in-Elmet.

Site Size: 0.75ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Sherburn-in-Elmet. 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. Sherburn-in-Elmet is classified as a Local Service Centre and therefore has reasonable local employment opportunities such as retail and financial services, Dentist and Opticians and employment within Sherburn Enterprise Park. There is 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. However, the scale and location of the site is unlikely to stimulate additional public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	-	<p>Sherburn Hungate Primary School is approximately 1km to the north east of the site, and Athelston Community Primary School is located approximately 500-600m to the south east. SDC has identified these schools as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Sherburn Group Practice (according to NHS Choices) and is located approximately 800-900m to the north east of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</li> </ul>	✓	<p>CLR facilities in close proximity to the site include a cricket ground, skate park and equipped play area approximately 400m to the east of the site. Additional CLR facilities in Selby 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 site there is a limited potential to provide facilities on site to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) on site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> <li>Will it increase the use of sustainable design and sustainable building materials in construction?</li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	*	<p>The site is in on the outskirts of Sherburn-in-Elmet, neighbouring residential dwellings are sparse and due to the site's size it is unlikely to support the vibrancy of Sherburn-in-Elmet. Therefore the site could potentially be isolated from the local community.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</li> <li>Will it improve access to opportunities and facilities for all groups?</li> <li>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>	✓	<p>The nearest bus stop to the site is on Eversley Court (approximately 200-300m to the east of the site) which is serviced by a bus route between Selby and Leeds. In addition Sherburn-in-Elmet Railway Station is located approximately 1.8km to the north east of the site, which provides services to Selby, Sheffield, York and Hull, as well as smaller settlements. Sherburn-in-Elmet is classified as a Local Service Centre 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 moderate 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>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> <li>Will it ensure new development is well designed and appropriate to its setting?</li> <li>Will it encourage the development of Brownfield sites?</li> </ul>	-	<p>As aforementioned, the site has adequate local services and access to higher level services in Selby. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is a vacant field; 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>
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings,</li> </ul>	-	<p>Hall Garth Scheduled Monument is located approximately 500-600m to the north. Any development at the site would need to take into consideration the setting of this heritage asset.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i>		
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li><i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i></li> <li><i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i></li> <li><i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i></li> <li><i>Will it protect and enhance the District's rivers?</i></li> </ul>	?	<p>The site is not situated in or in close proximity to any designated nature conservation areas. The site has multiple potential for wildlife due to the presence of a copse of vegetation and hedgerow to the south of the site. Sherburn Willows SSSI is located approximately 600-700m to the south west of the site. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. Draft Core Strategy Policy CP15 seeks 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 proposal.</p> <p>The site not located within or close to any landscape designations. The sites location within a rural setting and consideration of this 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 site is not in close proximity (within 400m) to any rivers.</p>
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li><i>Will it clean up contaminated land to the appropriate standard?</i></li> <li><i>Will it reduce air pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce water pollution from current activities and the potential for such pollution?</i></li> <li><i>Will it reduce noise pollution from current activities and the potential for such pollution?</i></li> </ul>	?	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination.</p> <p>Sherburn-in-Elmet airfield is located approximately 3km to the south east of the site. Although not a commercial airfield with chartered flights, the recreational flights have the potential to impact the noise and air quality of the site, as such consideration of this would be essential before allocating residential uses on 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 effects.</p>
<b>15. Reduce greenhouse gas emissions and a managed response to the effects of climate change</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce greenhouse gas emissions from transport?</i></li> <li><i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i></li> <li><i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i></li> </ul>	?	<p>Due to the sites size and location there is a low 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. A development of this scale would be unlikely to be able to support some low carbon and renewable technologies such as CHP.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</li> </ul>		
<b>16. Reduce the risk of flooding to people and property</b>		
<ul style="list-style-type: none"> <li>Will it reduce risk from flooding?</li> <li>Will it direct development away from flood risk areas?</li> <li>Will it prevent development in inappropriate development in Flood Zones?</li> </ul>	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
<b>17. Prudent and efficient use of resources</b>		
<ul style="list-style-type: none"> <li>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</li> <li>Will it ensure that new development exists within the constraints of the District's water resource?</li> </ul>	-	The site is not within a Greenbelt. SDC classifies the land as Greenfield and the current land use is as a vacant field. Therefore does represent an efficient use of land in terms of encouraging development on Brownfield land. 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.