

Land at Roman Road, Tadcaster

NGR: 449959 444169

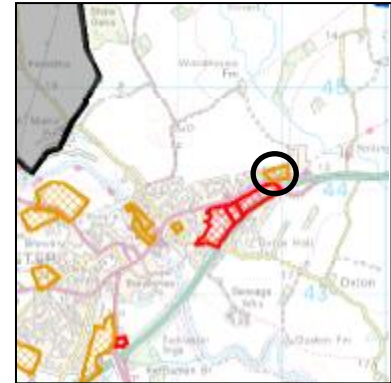
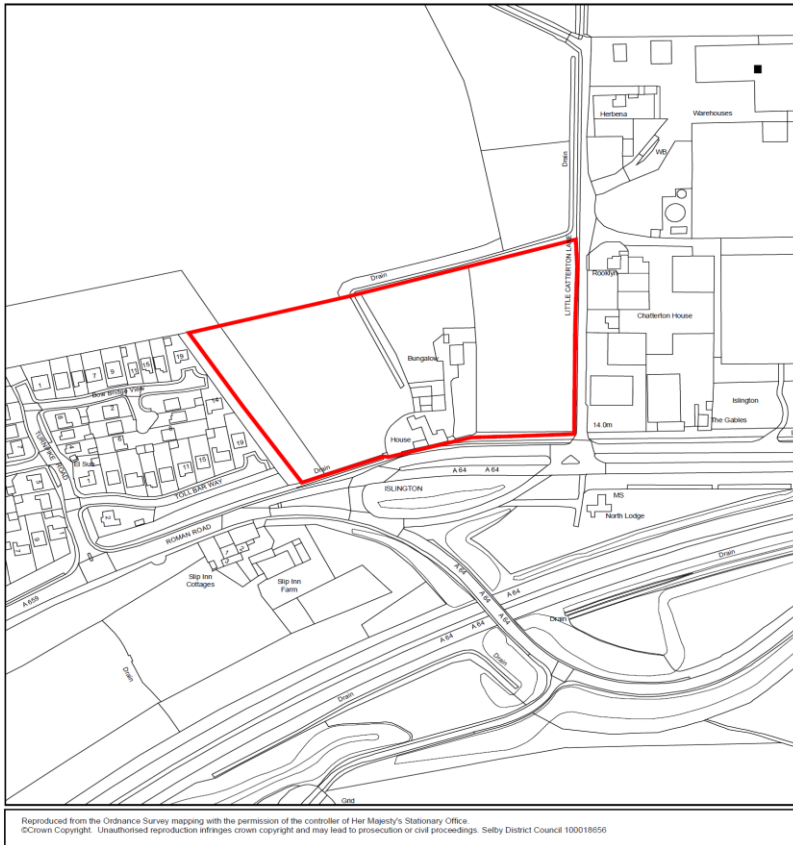
Site Area: 2.46 ha

Settlement Hierarchy: Local Service Centre

TADC 001

Developable Area: 2.46 ha

SDC Yield Estimate: 86



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. The majority of the land use is agricultural pasture, with a small proportion of land to the west as a tree nursery and there is also some residential land in the centre of the site. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However due to Tadcaster'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 public transport facilities are the Oxtou, Tadcaster Industrial Estate bus stop (approximately within 100m to the south) which is serviced by a bus route between York and Leeds. The site is connected to the highway but may require additional highway works.	Yellow
Community Facilities	Tadcaster has multiple community facilities that include two post offices (the closer of which is; Hill Top, approximately 700-800m to the west of the site), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. The central hub of services is located on the High Street, and is approximately 1,500m to the south west. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Tadcaster East Community Primary School located approximately 800-900m to the west of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	The site is proximity to a Locally Important Landscape Area and Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 800-900m to the south.	Yellow
Heritage	The site is not in close proximity (within a 400m radius) to any heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: TADC 001

Site Name: Land at Roman Road, Tadcaster.

Site Size: 2.46 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	-✓	<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>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. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore allocation of this site has the potential to decrease the need to travel and commute via car, as in accordance the SDCDCS objective. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities.</p>
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Tadcaster East Community Primary School and it is located approximately 800-900m to the west of the site. SDC has identified the school as having additional capacity. If necessary a new school site / or extension has been identified in the area, and is deemed to have an 'amber' suitability status according to SDC.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tadcaster Medical Centre (according to NHS Choices) and is approximately 1,200m 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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 		<p>There are no CLR facilities in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 1,800m and 1,600m to the west and 1,400m to the south west of the site respectively. All facilities are well serviced by public transport. Despite this, allocation of this site is unlikely to increase non-car based access to local CLR activities as there are no facilities in close proximity to the site. Due of the scale of the allocation there is limited potential to provide some facilities on site to address the shortfall of recreational open space in the district through on-site provision.</p> <p>There are no Public Rights of Way (PRoW) on the site. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 	-	
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? • Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	*	<p>The site is in on the north eastern outskirts of Tadcaster. Therefore the site is unlikely to support the vibrancy of Tadcaster, and could potentially be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? • Will it improve access to opportunities and facilities for all groups? • Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>The nearest public transport facilities are the Oxtun, Tadcaster Industrial Estate bus stop (approximately within 100m to the south) which is serviced by a bus route between York and Leeds. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighboring settlements or out commuting is considered to be low, and is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment, and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities • Will it ensure new development is well designed and appropriate to its setting? • Will it encourage the development of Brownfield sites? 	-	<p>As aforementioned, the site has been classified as a Local Service Centre; therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as a mixture of Greenfield and PDL. Therefore allocation of this site is only partially encouraging the development on Brownfield sites. However because of Tadcaster'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>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	The site is not 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.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	✓	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 800-900m to the south of the site. Therefore any development on the site could place additional recreational pressure and disturbance on this SSSI. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The site is located within an urban fringe on the northern outskirts of Tadcaster. Therefore, consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no 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"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?/-	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the effect of the site on contamination is unknown. Any development of the site would require remediation and removal of any contamination associated with any historical land use and would therefore have additional construction costs.</p> <p>If the land use on the site was changed to residential this would remove the existing pollution activities and reduce pollution emissions from the site such as air, water and noise pollution.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>such pollution?</i>		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	?	<p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	<p>The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	*	<p>The site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL. Therefore allocation of the site would only partially represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the site is within a Groundwater Protection Zone 3. No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Land at Mill Lane, Tadcaster

NGR: 448634 443767

Site Area: 2.11 ha

Settlement Hierarchy: Local Service Centre

TADC 005

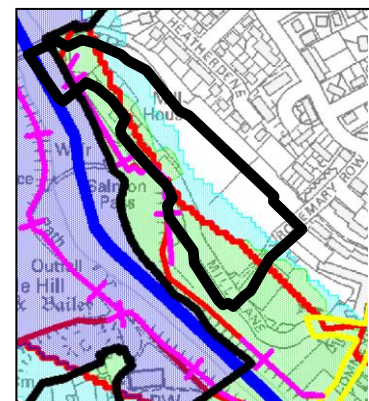
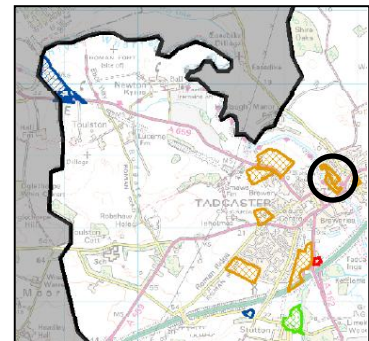
Developable Area: 2.11 ha

SDC Yield Estimate: 74



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Site Plan



Strategic Flood Risk Assessment
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. The current land use is vacant, with overgrown grassland and scrub, so is predominantly Greenfield land. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However due to Tadcaster'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's western boundary is adjacent to the River Wharfe, therefore there is high to moderate flood risk (Flood Zones 3a and 2) to the west of the site. The remainder of the site is in Flood Zone 1 so represents a minimal risk of flooding. The site also falls within flood warning areas.	Red
Transport Access	The nearest public transport facilities are the Tadcaster, Central bus stop (approximately within 100m to the south east) which is serviced by a bus route between York and Leeds. The site is connected to the highway and may require highway works, which include improvement to the Mill Lane/Commercial Street junction, and also installing traffic calming platforms to Mill Lane.	Yellow
Community Facilities	Tadcaster has multiple community facilities. The nearest of which is a Sainsbury's Supermarket which borders the southern boundary. Additionally there are two post offices (the closer of which is; the Tadcaster Post Office, approximately 400-500 to the south west of the site), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. The central hub of services is located on the High Street, and is approximately 300-400m to the south. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the St Joseph's Catholic Primary School and it is located approximately 300-400m to the south of the site. SDC has identified the school as having no additional capacity.	Green
Nature Conservation	The site is in proximity a Locally Important Landscape Area. Fox Covert, a Site of Special Scientific Interest (SSSI), is approximately 1,200m to the east.	Yellow
Heritage	The site is within the Tadcaster Conservation Area. It is also adjacent to a Grade II, disused railway viaduct over the River Wharfe.	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: TADC 005

Site Name: Land at Mill Lane, Tadcaster.

Site Size: 2.11 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Tadcaster. 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. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore allocation of this site has the potential to decrease the need to travel and commute via car, as in accordance 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. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	*	<p>There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the St Joseph's Catholic Primary School and it is located approximately 300-400m to the south of the site. SDC has identified the school as having no additional capacity. To mitigate against this, SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tadcaster Medical Centre (according to NHS Choices) and is approximately 400m 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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>There are no CLR facilities in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 400m and 300m to the west and 600m to the south east of the site respectively. These facilities are well serviced by public transport. Therefore, allocation of this site could potentially increase non-car based access to local 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 through on-site provision.</p> <p>There is a Public Rights of Way (PRoW) that runs along the southern boundary of the site, adjacent to the River Wharfe. Any development could contribute to improve the PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	✓	<p>The site is in close proximity to the centre of Tadcaster. Therefore the site has the potential to support the vibrancy of Tadcaster, and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	✓	<p>The nearest public transport facilities are the Tadcaster, Central bus stop (approximately within 100m to the south east) which is serviced by a bus route between York and Leeds. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and would be adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment, education, and to access services and facilities. 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>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	*	<p>As aforementioned the site has been classified as a Local Service Centre, therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as a mixture of Greenfield and PDL. The current land use is vacant, with overgrown grassland and scrub, so is predominantly Greenfield land, therefore allocation of this site is not encouraging the development on Brownfield sites. However because of Tadcaster'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>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> <i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i> 	?	<p>The site is within a Conservation Area. It is also adjacent to a Grade II, disused railway viaduct over the River Wharfe. Therefore, any development at the site would need to take into consideration the setting of the Conservation Area and buildings.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> 	✓	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>Fox Covert a SSSI is approximately 1,200m to the east. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>The site is vacant and overgrown containing multiple shrubs, trees and hedgerows. Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The site is within 100m (adjacent to the southern boundary) of the River Wharfe. Therefore measures should be implemented to ensure impacts to the waterway are prevented. This would include the appropriate set backs and incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> 		
<ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> 		
<ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> 	?	<p>SDC hold no records of potential or known contamination/pollution. As a result the effect of the site on contamination is unknown. If the land use on the site was changed to residential this would remove the existing pollution activities and reduce pollution emissions from the site such as air, water and noise pollution.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any 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"> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce water pollution from current activities and the potential for such pollution?</i> 		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from transport? 	?	<p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>
<ul style="list-style-type: none"> Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> Will it reduce risk from flooding? 	*	<p>The site's western boundary is adjacent to the River Wharfe; therefore there is a high to moderate flood risk (Flood Zones 3a and 2) to the west of the site. The remainder of the site is in Flood Zone 1 so represents a minimal risk of flooding. The site also falls within flood warning areas. Allocation to this site would therefore not direct development away from flood risk areas.</p>
<ul style="list-style-type: none"> Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	*	<p>The site is not within a Greenbelt. The current land use is vacant, with overgrown grassland and scrub. SDC classifies the land as a mixture of Greenfield and PDL. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is within a Groundwater Protection Zones (GPZ) 2. No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> Will it ensure that new development exists within the constraints of the District's water resource? 		

Land at Station Road, Tadcaster

NGR: 447703 443168

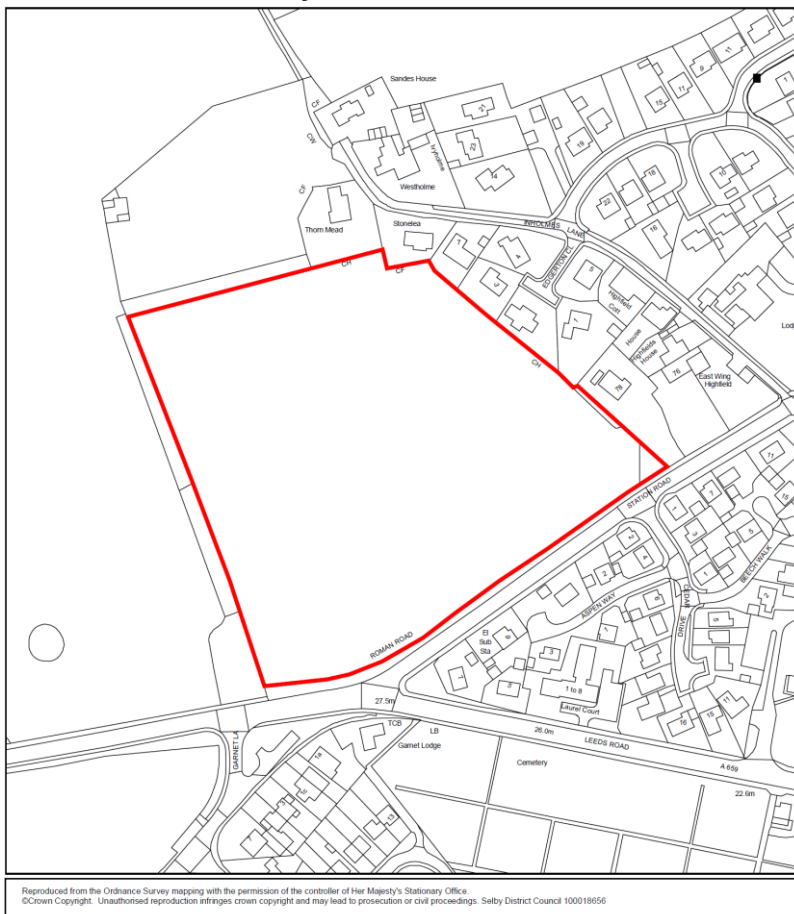
Site Area: 3.48 ha

Settlement Hierarchy: Local Service Centre

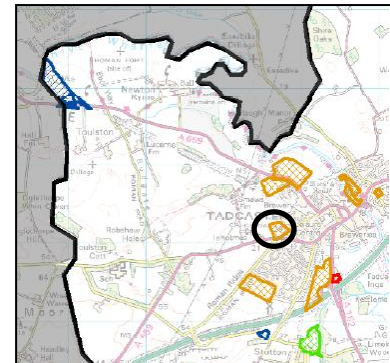
TADC 006

Developable Area: 3.48 ha

SDC Yield Estimate: 120



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. The current land use is arable, agricultural land. Selby District Council (SDC) classifies the land as Greenfield. However due to Tadcaster's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Tadcaster, Marlborough bus stop (approximately within 100m to the south) which is serviced by a bus route between Leeds and York. The site is connected to the highway but would require a new access and may require improvements to the Station Road/Leeds Road Junction.	Yellow
Community Facilities	Tadcaster has multiple community facilities. There are two post offices (the closer of which is; the Tadcaster Post Office, approximately 700-800m to the east of the site), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. The central hub of services is located on the High Street, and is approximately 1km to the east. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the St Joseph's Catholic Primary School and it is located approximately 600-700m to the east of the site. SDC has identified the school as having no additional capacity.	Green
Nature Conservation	The site is in proximity to a Locally Important Landscape Area. Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 2km to the east.	Yellow
Heritage	The site is not in close proximity (within a 400m radius) to designated heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: TADC 006

Site Name: Land at Station Road, Tadcaster.

Site Size: 3.48 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	✓	<p>The site is located on Grade 3 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is likely to stimulate the economy and employment opportunities in Tadcaster. 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. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore, allocation of this site has the potential to decrease the need to travel and commute via car, as in accordance 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 this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	*	<p>There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the St Joseph's Catholic Primary School and is located approximately 600-700m to the east of the site. SDC has identified the school as having no additional capacity. To mitigate against this, SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tadcaster Medical Centre (according to NHS Choices) and is approximately 1100m 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>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? 	✓	<p>There are no CLR facilities in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 700m and 900m to the north east and 1,200m to the east respectively. All facilities are well serviced by public transport. Despite this, allocation of this site is unlikely to increase non-car based access to local CLR activities as there are no facilities in close proximity to the site. Due to the scale of the site there is limited potential to provide some facilities on site to help address the shortfall of recreational open space in the district through on-site provision.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		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.
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The site is in close proximity to the centre of Tadcaster. Therefore the site has the potential to support the vibrancy of Tadcaster, and is unlikely to be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>The nearest public transport facilities are the Tadcaster, Marlborough bus stop (approximately within 100m to the south) which is serviced by a bus route between Leeds and York. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low and is facilitated for by the existing public transport facilities. Due to the scale and location of the site, there is the potential that additional strain would be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment, education, and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of 	-	<p>As aforementioned, the site has been classified as a Local Service Centre; 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 arable agricultural land; therefore allocation of this site is not encouraging the development on Brownfield sites. However because of Tadcaster'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>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Brownfield sites?</i>		

12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings

<ul style="list-style-type: none"> <i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i> 	-	<p>The site is not within 1km of any Conservation Areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.</p>
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13. A bio-diverse and attractive natural environment

<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> 	✓	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>. Fox Covert a SSSI is approximately 2km to the east. Therefore any development on the site could result in additional recreational and disturbance pressure on this SSSI.</p> <p>The site has hedgerows that define the boundaries of the site. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The site is not in close proximity (within 400m) to any rivers.</p>
<ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> 		
<ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> 		
<ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> 		

14. Minimal pollution levels

<ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> 	?/-	<p>SDC 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 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"> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce water pollution from current activities and the potential for</i> 		

SA OBJECTIVE	EFFECT	COMMENTARY
such pollution?		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15.Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from transport? 	?	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. 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.
<ul style="list-style-type: none"> Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16.Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> Will it reduce risk from flooding? 	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
<ul style="list-style-type: none"> Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> Will it prevent development in inappropriate development in Flood Zones? 		
17.Prudent and efficient use of resources		
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	✘	The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is Grade 3, arable agricultural land. Therefore allocation of this site does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the site is within a Groundwater Protection Zones (GPZ) 2. No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.
<ul style="list-style-type: none"> Will it ensure that new development exists within the constraints of the District's water resource? 		

Land at London Road, Tadcaster

NGR: 448255, 442515

Site Area: 9 ha

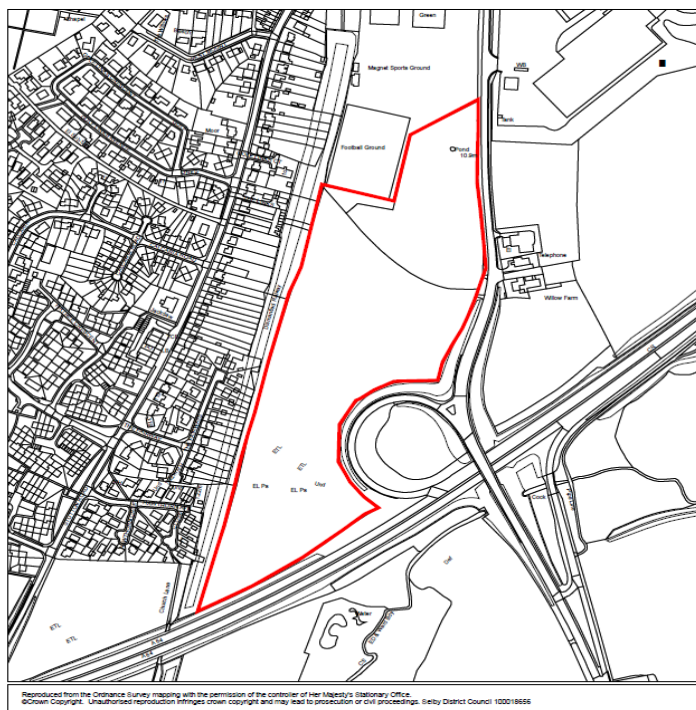
Settlement Hierarchy: Local Service Centre

TADC 007

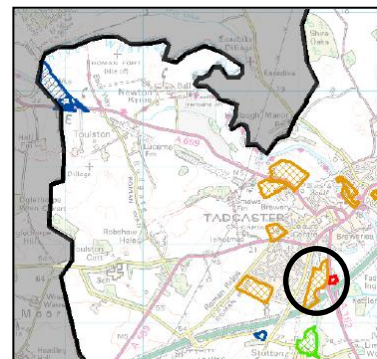
SDC Proposed Land Use: Mixed

Developable Area: 9 ha

SDC Yield Estimate: 315



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). It is not within a Greenbelt. The site is currently in arable use and paddock with mature trees. Selby District Council (SDC) classifies the land as Greenfield. However, due to Tadcaster'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 site is approximately 700m in length. Stutton Road runs adjacent to the western boundary and has multiple bus stops along it. The nearest public transport facilities to the: south of the site is the Tadcaster Hawthorne Avenue bus stop; central area of the site the Tadcaster, Jackdaw bus stop; and north of the site, the Tadcaster, Golf Links bus stop. All of which are within 100m to the west of the site, and are serviced by a bus route between York and Leeds. The site is connected to the highway but may require highway works to create new accesses.	
Community Facilities	Tadcaster has multiple community facilities that include two post offices (the closer of which is; the Woodlands Post Office, approximately 100-200m to the west of the site), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. The central hub of services is located on the High Street, and is approximately 900m-1km to the north. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the St Joseph's Catholic Primary School and it is located approximately 800-900m to the north of the site. SDC has identified the school as having no additional capacity.	
Nature Conservation	The site is in proximity to a Locally Important Landscape Area. Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 1,600m to the north east.	
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	

SUSTAINABILITY APPRAISAL

Site Ref: TADC 007

Site Name: Land at London Road, Tadcaster.

Site Size: 9 ha site proposed for housing and employment use.

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative effect on the agricultural economy of the local area. However, the Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises that traditional industries in Selby, including manufacturing, coal mining and agriculture have suffered economic decline. This site may provide employment opportunities for Tadcaster and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>Due to the scale of the development there is the potential to stimulate the economy and employment opportunities in Tadcaster. The SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore the site has the potential to decrease the need to travel and commute via car, as in accordance 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 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"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	?/-	<p>There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the St Joseph's Catholic Primary School and it is located approximately 800-900m to the north of the site. The school has unknown capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tadcaster Medical Centre (according to NHS Choices) and is approximately 1.4km 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>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>There are no CLR facilities in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 900m and 1km to the north and 1km to the north east of the site respectively. These facilities are well serviced</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		<p>by public transport. Despite this, allocation of this site is unlikely to increase non-car based access to local CLR activities as there are no facilities in close proximity to the site. Due to the scale of the site there is potential to provide some facilities on site to help address the shortfall of recreational open space in the district through on-site provision.</p> <p>There is a Public Rights of Way (PRoW) that runs along the south western boundary of the site. Any development at this site could contribute to improve the PRoW.</p> <p>Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p> <p>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>
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site would be connected to the west of an area of residential land that is connected to Stutton Road. Therefore the site has the potential to support the vibrancy of Tadcaster. The scale of the site would provide some enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>The site is approximately 700m in length, therefore transport access varies across the site. Stutton Road, runs adjacent to the western boundary, and has multiple bus stops along it. The nearest public transport facilities to the south of the site is Tadcaster Hawthorne Avenue bus stop; in the central, the Tadcaster, Jackdaw bus stop; to the north, the Tadcaster, Golf Links bus stop. All of which are within 100m to the west of the site, and are serviced by a bus route between York and Leeds. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and is adequately facilitated for by the existing public transport facilities. Due to the scale of the site, it could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and education, and to access services and facilities. 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>
A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of 	-	<p>As aforementioned the site has been classified as a Local Service Centre, therefore the site has the potential to promote the</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>communities with accessible services, employment, shops and leisure facilities</i></p> <ul style="list-style-type: none"> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 		<p>development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The site is currently in arable use. Therefore allocation of this site is not encouraging the development on Brownfield sites. However because of Tadcaster's status as a Local Service Centre it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> <i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i> 	-	<p>The site is not within 1km of any Conservation Areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> <i>Will it protect and enhance the District's rivers?</i> 	✓	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>Fox Covert a SSSI is approximately 1,600m to the north east. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. The site has intermittent hedgerows that define all the boundaries, with the exception of the western boundary that is defined by a mature tree belt. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not in close proximity (within 400m) to any rivers.</p>
14. Minimal pollution levels		
<ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> <i>Will it reduce air pollution from current</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>The A162 and A64 (to the east and south of the site) could represent potential noise pollution. As stated above it is likely that</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>activities and the potential for such pollution?</i></p> <ul style="list-style-type: none"> <i>Will it reduce water pollution from current activities and the potential for such pollution?</i> <i>Will it reduce noise pollution from current activities and the potential for such pollution?</i> 		<p>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 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>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from transport?</i> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	?	<p>Due to the sites size and location there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	<p>The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	*	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is in arable use and paddock with mature trees. 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 within a Groundwater Protection Zones (GPZ) 2-3. No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Land East of Garnet Lane, Tadcaster

NGR: 447438, 442436

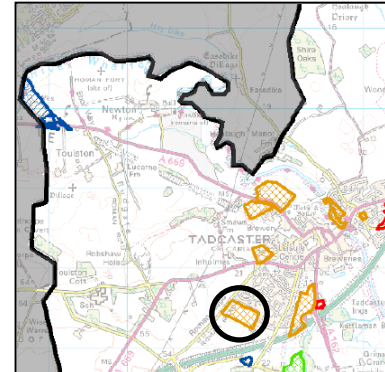
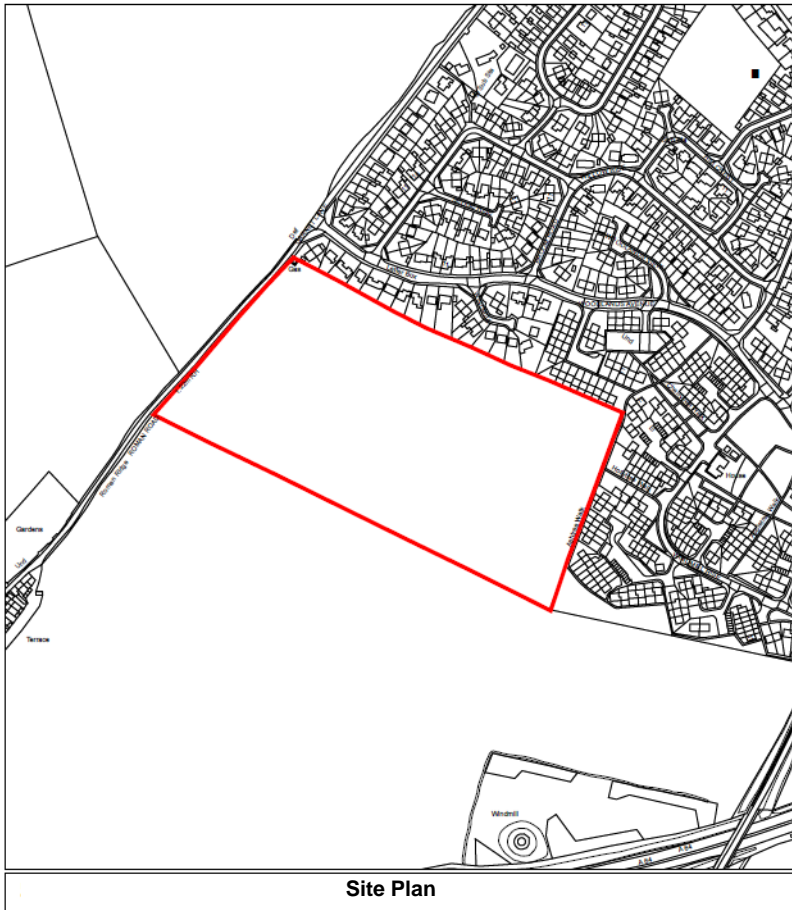
Site Area: 8.32ha

Settlement Hierarchy: Local Service Centre

TADC 008

Developable Area: 8.32ha

SDC Yield Estimate: 291



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 2 Agricultural Land Classification (ALC). The site is currently arable. The site is within a Greenbelt and Selby District Council (SDC) classifies the land as Greenfield. However, due to Tadcaster'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 public transport facilities are the Windmill Grove and Beach Tree Road bus stops on Woodlands Avenue (approximately 50m and 100m to the north respectively), which is serviced by a bus route between Otley and Tadcaster. The site is currently connected to the highway, but may require additional highway works including understood improving/widening the Roman Ridge Road to adoptable standards.	
Community Facilities	Tadcaster has multiple community facilities that include two post offices (the closer of which; Woodlands Post Office, is approximately 600m to the east), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is St Joseph's Catholic School and it is located approximately 1,300m to the north east of the site. SDC has identified the school as having no additional capacity.	
Nature Conservation	The site is in proximity to a Locally Important Landscape Area. Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 2.1km to the north east.	
Heritage	The site is not in close proximity (within a 400m radius) to any heritage assets.	

SUSTAINABILITY APPRAISAL

Site Ref: TADC 008

Site Name: Land East of Garnet Lane, Tadcaster.

Site Size: 8.32 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	✓	<p>The site is located on Grade 2 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development there is the potential to stimulate the economy and employment opportunities in Tadcaster. 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. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore, allocation of this site has the potential to decrease the need to travel and commute via car, as in accordance the SDCDCS objective. Due to the scale and location of the site, there is the potential that additional strain will be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	*	<p>St Joseph's Catholic School and it is located approximately 1,300m to the north east of the site. SDC has identified the school as having no additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tadcaster Medical Centre (according to NHS Choices) and is approximately 1.7km 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>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public 	-/?	<p>The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road (approximately 1,200m to the north east of the site), Tadcaster Community Swimming Pool on Westgate (approximately 1,400m to the north east of the site) and Tadcaster Albion AFC on Wharfe Bank (approximately 1,600m to the north east of the site). In addition, all activities are well serviced by public transport. Despite this, allocation of this site is unlikely to increase non-car based access to local CLR activities as there are no facilities in close proximity to the site.</p> <p>Due to the scale of the site there is some potential to help address the shortfall of recreation open space in the district, through on-site provision. There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD,</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		developer contributions would help to ensure suitable provision of recreational facilities in the local area.
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	✓	The site is on the outskirts of the centre of Tadcaster, however due to its relatively large scale; the site has the potential to support the vibrancy of the town, and is unlikely to be isolated from the local community.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	✓	<p>The nearest public transport facilities are the Windmill Grove and Beach Tree Road bus stops on Woodlands Avenue (both are approximately within 100m to the north), which is serviced by a bus route between Otley and Tadcaster. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and is adequately facilitated for by the existing public transport facilities. Due to the scale of the site, it could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services. However, residents may still need to travel by car to places of employment and education, and to access services and facilities. Any development at this 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>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned, the site has been classified as a Local Service Centre. Therefore, allocation of the site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield, and the land is currently arable, Grade 2 agricultural land. Therefore, allocation of this site is not encouraging the development on Brownfield sites. However, due to Tadcaster's status as a Local Service Centre, it is viewed in the draft Core Strategy as a suitable settlement type 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>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> <i>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i> 	x	<p>The site is not within in a designated Conservation Area. Therefore any development on the site will need to take into consideration the setting of the area and any associated listed buildings.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> 	✓	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>. The Fox Covert a SSSI is approximately 2.1km to the north east. 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 protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The site is not in close proximity (within 400m) to any rivers.</p>
<ul style="list-style-type: none"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> 		
<ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> 		
<ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> 	?/-	<p>SDC 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 all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any development at this site would need to demonstrate that any potential</p>
<ul style="list-style-type: none"> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce water pollution from</i> 		

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>current activities and the potential for such pollution?</i></p> <ul style="list-style-type: none"> <i>Will it reduce noise pollution from current activities and the potential for such pollution?</i> 		air quality, water quality or noise impacts are suitably mitigated to minimise any effects.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from transport?</i> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	-	Due to the sites size and location there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✓	The site is located within a Greenbelt. SDC classifies the land as Greenfield and it is currently arable. Therefore the development does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the site is situated in a Groundwater Protection Zone (GPZ) III. 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.

Council Yard, Oxton Lane, Tadcaster

NGR: 448974 443651

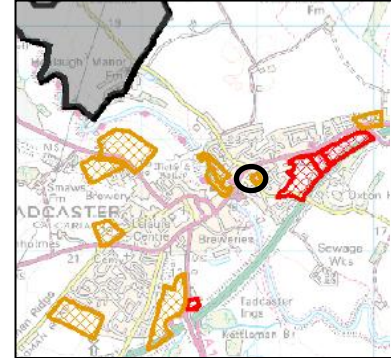
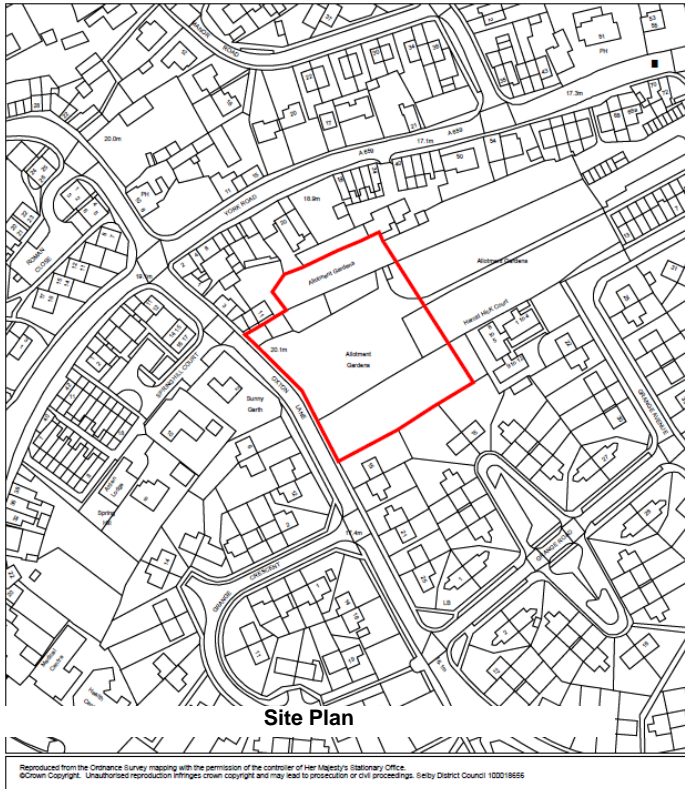
Site Area: 0.52 ha

Settlement Hierarchy: Local Service Centre

TADC 009

Developable Area: 0.52 ha

SDC Yield Estimate: 18



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. The current land use is part allotment and part storage compound. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However, due to Tadcaster'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 Zone1 so there is a minimal risk of flooding.	
Transport Access	The nearest public transport facilities are the bus stops outside the Leeds Arms on York Road (approximately 100-200m to the northeast), which is serviced by a bus route between Tadcaster and York. In addition, the Tadcaster Bus Station is located approximately 200m to the south west of the site, providing services to regional and local destinations. The site is not connected to the highway, so may require additional works to be connected at Oxton Lane.	
Community Facilities	Tadcaster has multiple community facilities that include two post offices (the closer of which; Tadcaster Post Office is approximately 600m to the west), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is The Tadcaster East Community Primary School, approximately 100m to the south east of the site. SDC has identified the school as having additional capacity.	
Nature Conservation	The site is in proximity to a Locally Important Landscape Area. Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 1km to the south east.	
Heritage	The site is located immediately south to two Grade II Listed Houses on the south side of East York Road (16 York Road, loE No. 326003, 18 York Road, loE No. 326004).	

SUSTAINABILITY APPRAISAL

Site Ref: TADC 009

Site Name: Council Yard, Oxton Lane, Tadcaster

Site Size: 0.52 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	✓	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Tadcaster. 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. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore allocation of this site has the potential to decrease the need to travel and commute via car, as in accordance the SDCDCS objective. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	*/-	<p>The Tadcaster East Community Primary School is approximately 100m to the south east of the site. SDC has identified the school as having no additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that educational facilities would not be adversely impacted upon by any new housing development at this Site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tadcaster Medical Centre (according to NHS Choices) and is 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>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists 	✓	<p>The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road and Tadcaster Community Swimming Pool on Westgate (both of which are approximately 500m to the south west of the site), and Tadcaster Albion AFC on Wharfe Bank (approximately 300-400m to the south west of the site). These facilities are well serviced by public transport and easily accessible from the site. Therefore allocation of this site is likely to increase non-car based access to local CLR activities.</p> <p>Due to the scale of the site, there is limited potential to help address the shortfall of recreational open space in the district through on site provision. There are no Public Rights of Way (PRoW) on or near the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> • Will it provide appropriate housing for local needs? • Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Tadcaster so is unlikely to be isolated from the local community, however due to its small scale it has limited potential to support the vibrancy of the town. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> • Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? • Will it improve access to opportunities and facilities for all groups? • Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>The nearest public transport facilities are the bus stops outside the Leeds Arms on York Road (approximately 100-200m to the north east), which is serviced by a bus route between Tadcaster and York. In addition, the Tadcaster Bus Station is located approximately 200m to the south west of the site, providing services to regional and local destinations. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low and would be facilitated for by the existing public transport facilities. However residents may still need to travel by car to places of employment and education, and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities • Will it ensure new development is well designed and appropriate to its setting? • Will it encourage the development of Brownfield sites? 	✓	<p>As aforementioned, the site has been classified as a Local Service Centre. Therefore allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as a mixture of Greenfield and PDL, and the current land use is partly allotment and partly storage compound, therefore allocation of this site is partially encouraging the development on Brownfield sites. However, due to Tadcaster's status as a Local Service Centre, it is viewed in the draft Core Strategy as a suitable settlement 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>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	<p>The site is not in close proximity (within a 400m radius) to any Conservation Areas; however it is adjacent to two Grade II Listing Buildings on the south side of York Road. Therefore, any development at the site would need to take into consideration these sites so they can minimise adverse impacts on these features and their setting.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		<p>Fox Covert a SSSI is approximately 1km to the south east. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p>
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		<p>The site is within 300m of the River Wharfe. Therefore measures should be implemented to ensure impacts to the waterway are prevented. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no record of potential or known contamination/pollution at the site. As a result the effect of the site on contamination/pollution is unknown.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		<p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p>
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for 		<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 development at this Site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>

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

Land at Kelcbar Hill, Tadcaster

TADC 012

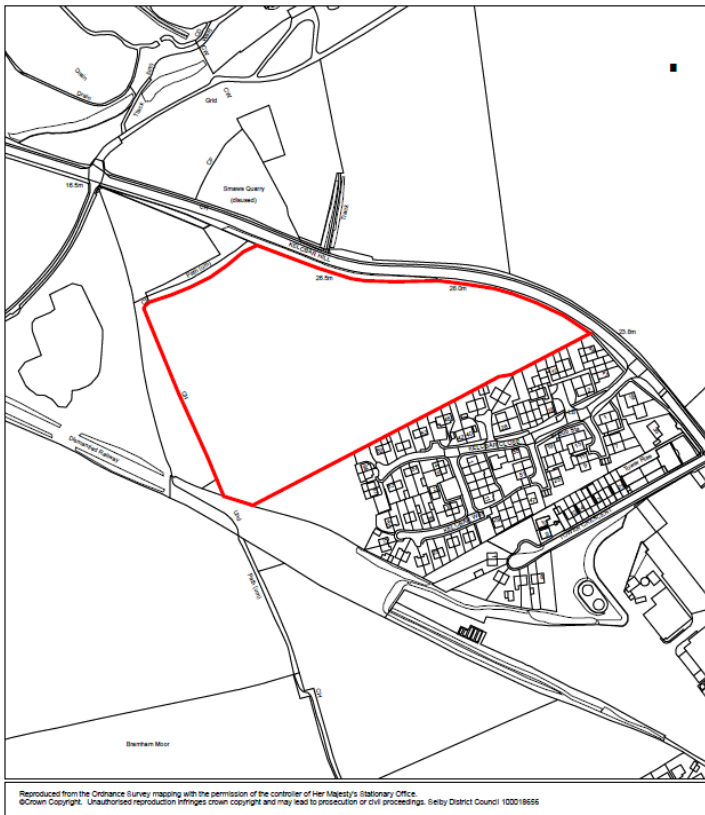
NGR: 447618 443749

Site Area: 4.4 ha

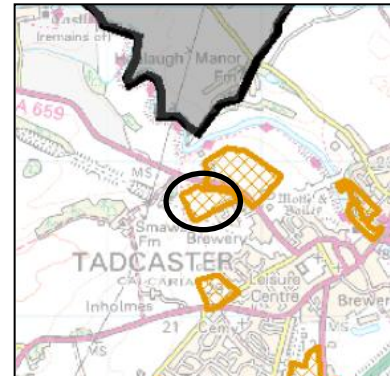
Settlement Hierarchy: Local Service Centre

Developable Area: 4.4 ha

SDC Yield Estimate: 154



Site Plan



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KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The land is currently in open agricultural use. The site is located within a Greenbelt and the land has been identified as Greenfield by Selby District Council (SDC). However due to Tadcaster's status as a service village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facility is the Riverside Primary bus stop (approximately 100-200m to the south east of the site) which is serviced by a bus route between Otley and Tadcaster. The site is connected to the highway and may require highway works, including the potential extension of existing speed limits.	Green
Community Facilities	Tadcaster has multiple community facilities that include two post offices (the closer of which; Tadcaster Post Office, is approximately 600-700m to the south east of the site), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Riverside Community Primary and it is located approximately 400m to the south east of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	The site is in proximity to a Locally Important Landscape Area. Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 2km to the east.	Green
Heritage	There are no designated heritage assets within 400m of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: TADC 012

Site Name: Land at Kelcbar Hill, Tadcaster.

Site Size: 4.4 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>The site is located on Grade 3 agricultural land. The loss of this land could have a negative impact on the agricultural economy of the local area.</p> <p>Due to the scale of the development there is the potential to stimulate the economy and employment opportunities in Tadcaster.</p> <p>The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore allocation of this site has the potential to decrease the need to travel and commute via car, as in accordance 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 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"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	✓	<p>The Riverside Community Primary School is approximately 400m to the south east of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Tadcaster Health Centre (according to NHS Choices) and is approximately 1.1km to the south east of the site. As the Site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this Site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>There are no CLR facilities in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 600m and 700m to the south and 1,100m to the south east of the site respectively. These facilities are well serviced by public transport and easily accessible from the site. Therefore, allocation of this site is likely to increase non-car based access to local CLR activities.</p> <p>Due to the scale of the allocation there is potential to help address the shortfall of recreational open space in the district through on site provision. There are Public Rights of Way (PRoW) along the northern and western boundaries of the site. Any development should provide improvements and connections 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</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		ensure suitable provision of recreational facilities in the local area.
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	✘	The site is on the northern outskirts of Tadcaster and therefore is unlikely to support the vibrancy of the town, and could potentially be isolated from the local community. However because of the scale of the site, it would provide some enlivenment to Tadcaster. Additionally the site would result in a loss of Greenbelt land for Tadcaster.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	✓	<p>The nearest public transport facility is the Riverside Primary bus stop (approximately 100-200m to the south east of the site) which is serviced by a bus route between Otley and Tadcaster. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and is adequately facilitated for by the existing public transport facilities. However residents may still need to travel by car to places of employment and to access services and facilities.</p> <p>Any development at the site should contribute towards improving pedestrian and cycling facilities.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned, the site has been classified as a Local Service Centre; therefore the site has adequate access to local services. 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 the land is currently in Grade 3 open agricultural use, therefore allocation of this site is not encouraging the development on Brownfield sites. However, due to Tadcaster's status as a Local Service Centre, it is viewed in the draft Core Strategy as a suitable settlement type 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>

SA OBJECTIVE	EFFECT	COMMENTARY
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12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings

<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	The site is not in close proximity (within a 400m radius) to any designated heritage assets. The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.
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13. A bio-diverse and attractive natural environment

<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>. Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 2km to the east. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>The site contains trees adjacent to the northern boundary of the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is within 100m of the River Wharfe. Therefore measures should be implemented to ensure impacts to the waterway are prevented. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		

14. Minimal pollution levels

<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?/-	<p>SDC hold no record of potential or known contamination/pollution at the site. As a result the effect of the site on contamination/pollution is unknown.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any development at this Site would need to demonstrate that any potential</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from 		

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>current activities and the potential for such pollution?</i></p> <ul style="list-style-type: none"> <i>Will it reduce noise pollution from current activities and the potential for such pollution?</i> 		air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from transport?</i> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	-	Due to the sites size and location there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> <i>Will it direct development away from flood risk areas?</i> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)?</i> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✘	<p>The site is located within a Greenbelt. SDC classifies the land as Greenfield, and is currently Grade 3 open agricultural land. Therefore allocation of this site does not represent an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to SDC, the site is situated in a Groundwater Protection Zone (GPZ) 2 – Outer Zone. 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 Wetherby Road, Tadcaster

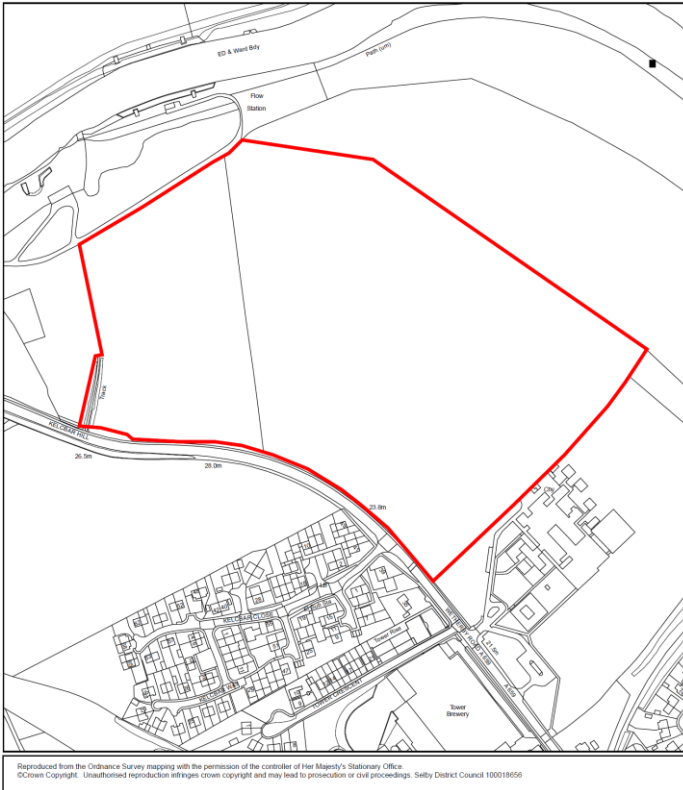
TADC 013

NGR: 447862 443920

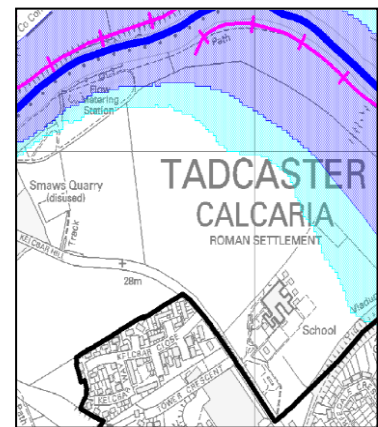
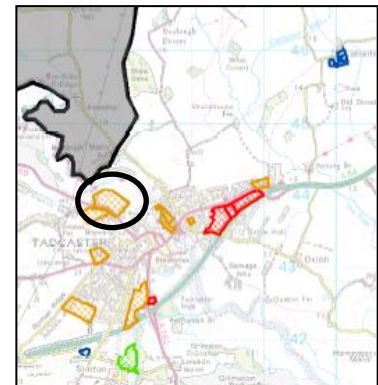
Site Area: 11 ha

Settlement Hierarchy: Local Service Centre

Developable Area: 11 ha
SDC Maximum Yield Estimate: 385



Site Plan



**Strategic Flood Risk Assessment
Flood Zone Mapping**

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The land was formerly a quarry but is currently in agricultural use. The site is within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). However, due to Tadcaster'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 majority of the site is classified as being in a Flood Zone 1, with a small portion on the northern boundary of the site being in Zone 2. Therefore a low to moderate risk of flooding is anticipated.	
Transport Access	The nearest public transport facility is the Tadcaster Riverside Primary bus stop on Wetherby Road (within 100m to the south) which is serviced by a bus route between Otley and Tadcaster. The site is connected to the highway and may require additional highway works.	
Community Facilities	Tadcaster has multiple community facilities that include two post offices (the closer of which; Tadcaster Post Office, is approximately 500-600m to the south east), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Riverside Community Primary and it is located approximately 200m to the south. SDC has identified the school as having additional capacity.	
Nature Conservation	The site is in proximity to a Locally Important Landscape Area. Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 2km to the east.	
Heritage	There are no designated heritage assets within 400m of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: TADC 013

Site Name: Land at Wetherby Road, Tadcaster.

Site Size: 11 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	✓	<p>The site is located on Grade 3 agricultural land. Due to the sites size, the loss of this land could have a negative impact on the agricultural economy of the local area.</p> <p>Due to the scale of the development, there is the potential to stimulate the economy and employment opportunities in Tadcaster. 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. Tadcaster is classified as a Local Service Centre and consequently has good local employment opportunities. Therefore allocation of this site has the potential to decrease the need to travel and commute via car, as in accordance the SDCDCS objective. Due to the scale of the site, there is the potential that additional strain would be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	✓	<p>The Riverside Community Primary School is approximately 200m to the south of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Tadcaster Health Centre (according to NHS Choices) and is approximately 900m to the south east of the site. As the Site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this Site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure 	✓	<p>There are no CLR facilities in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 500m and 600m to the south and 900m to the south east of the site respectively. These facilities are well serviced by public transport and easily accessible from the site. Therefore, allocation of this site is likely to increase non-car based access to local CLR activities.</p> <p>Due to the scale of the allocation there is potential to help address the shortfall of recreational open space in the district through on site provision. There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	-	<p>The site is on the northern outskirts of Tadcaster and therefore given the scale of the site, it is likely to support the vibrancy of the town. However the location of the site may not support cohesive of the community. Allocation of this site would provide some enlivenment to Tadcaster.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	✓	<p>The nearest public transport facility is the Riverside Primary bus stop (approximately within 100m to the south east of the site) which is serviced by a bus route between Otley and Tadcaster. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and would be adequately facilitated for by the existing public transport facilities. However residents may still need to travel by car to places of employment and to access services and facilities. Any development at the site should contribute towards improving pedestrian and cycling facilities.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned, the site has been classified as a Local Service Centre; therefore the site has adequate access to local services. 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 the land is currently in Grade 3 open agricultural use, therefore allocation of this site is not encouraging the development on Brownfield sites. However, due to Tadcaster's status as a Local Service Centre, it is viewed in the draft Core Strategy as a suitable settlement type 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>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	<p>The site is not in close proximity (within a 400m radius) to any architectural or historically important features and areas and their settings. Therefore, the site would not need to take into consideration this issue.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 2km to the east. The site may have multiple potential for wildlife as there are trees in the south eastern corner and adjacent to the south western site boundary. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is within 100m of the River Wharfe. Therefore precautionary measures should be implemented to ensure impacts to the waterway are prevented. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no record of potential or known contamination/pollution at the site. As a result the effect of the site on contamination/pollution is unknown. 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 development at this Site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from transport? 	-	<p>Due to the sites size and location there is some potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.</p>
<ul style="list-style-type: none"> Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> Will it reduce risk from flooding? 	-	<p>The site is classified as being in Flood Zone 1 and 2 so is at a low to moderate risk of flooding. Allocation to this site would therefore not direct development away from flood risk areas.</p>
<ul style="list-style-type: none"> Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	*	<p>The site is located within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL, which is currently in Grade 3 agricultural use. Therefore allocation of this site partially represents an efficient use of land in terms of encouraging development on Brownfield land.</p> <p>According to the Environment Agency (EA), the north-western portion of the site is situated in Groundwater Protection Zone (GPZ) 2 – Outer Zone, and the south-eastern portion is in GPZ 1 – Inner Zone. No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> Will it ensure that new development exists within the constraints of the District's water resource? 		

Tadcaster Central Car Park

NGR: 448548, 443333

Site Area: 0.5 ha

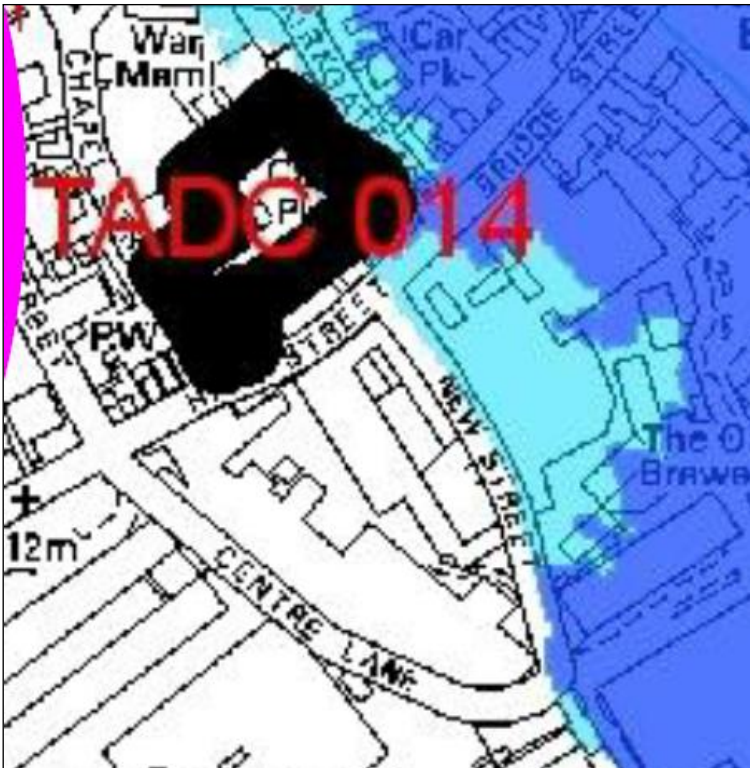
Settlement Hierarchy: Local Service Centre

TADC 014

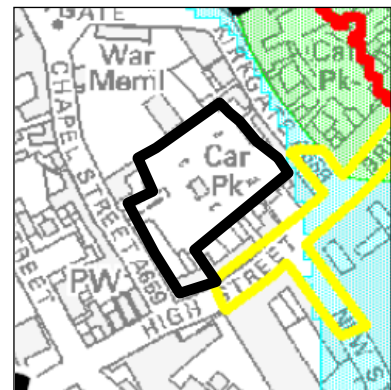
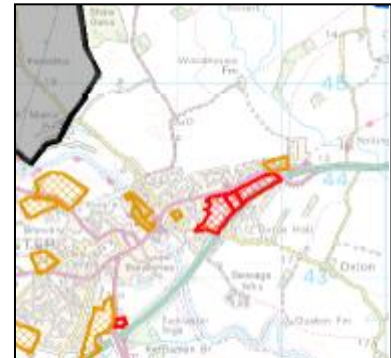
SDC Proposed Land Use: Mixed

Developable Area: 0.5 ha

SDC Yield Estimate: 17



Site Plan



Strategic Flood Risk Assessment
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. The land use is classified as (Previously Developed Land) PDL. The current land use appears to be a car park.	Green
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding. However, there have been historic incidents of flooding adjacent to the southern boundary of the site on the High Street.	Yellow
Transport Access	The nearest public transport facilities are the John Smiths brewery bus stops (adjacent to the southern boundary of the site) which is serviced by a bus route between York and Leeds.	Green
Community Facilities	Tadcaster has multiple community facilities that include two post offices, four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. The central hub of services is located on the High Street, and is adjacent to the site. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Tadcaster St Joseph's Primary School and it is located approximately 200m to the north west of the site. SDC has identified the school as having no additional capacity.	Green
Nature Conservation	The site is in proximity to a Locally Important Landscape Area. Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 1.3km to the east.	Yellow
Heritage	There are several Grade 2 listed buildings located on and adjacent to the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: TADC 014

Site Name: Tadcaster Central Car Park

Site Size: 0.5 ha site proposed for housing, retail and commercial uses.

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises that traditional industries in Selby, including manufacturing, coal mining and agriculture have suffered economic decline. This site may provide employment opportunities for Tadcaster and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy.</p> <p>The SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. This site has a central location, with good access to public transport services. Therefore allocation of this site has the potential to decrease the need to travel and commute via car, as in accordance the SDCDCS objective. The scale and location of the site is unlikely to stimulate additional public transport facilities.</p>
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Tadcaster St Josephs Primary School which is located approximately 300m to the north west of the site. SDC has identified the school as having no 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. The site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tadcaster Medical Centre (according to NHS Choices) and approximately 300m 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>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>The majority of Tadcaster's CLR facilities are in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 200m to the west, 300m to the west and 400m to the south east respectively. These facilities are well serviced by public transport. Therefore, allocation of this site has the potential to increase non-car based access to local CLR activities. Due to the scale of the site there is unlikely to be potential to help address the shortfall of recreational open space in the district through provision on the site.</p> <p>There are Public Rights of Way (PRoW) on the site which run horizontally east to west through the centre of the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site is in close proximity to the centre of Tadcaster. Therefore the site has potential to support the vibrancy of Tadcaster, and is unlikely to be isolated from the local community. The small size of the site would provide limited enlivenment to the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✓	<p>The nearest public transport facilities are the John Smiths bus stops (adjacent to the southern border of the site) which is serviced by a bus route between York and Leeds. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighboring settlements or out commuting is considered to be low, and is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment, and to access services and facilities. Any development at the site should contribute towards improving pedestrian and cycling facilities.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 	✓	<p>As aforementioned, the site has been classified as a Local Service Centre therefore the site has adequate access to local services. Allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The site is classified as PDL and the current land use is a car park. Therefore allocation of this site is encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	?	<p>There are a number of heritage assets in and around the site; all are Grade 2 listed buildings. The majority are houses adjacent to the southern border of the site, located on the High Street and approximately 100m to the east located on Bridge Street.</p> <p>There is also 'The Ark' which is a Grade 2 listed building located within the site boundary. Adjacent to the northern boundary of the site is 'The Old Vicarage' which is also a Grade 2 listed building.</p> <p>Any development at the site would need to be designed to as to prevent any adverse effect on these listed buildings and their setting.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	?	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 1.3km to the east. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>The site has minimal potential for wildlife due the current land use as a car park. However, draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>The site is in close proximity the River Wharfe (100m to the east 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> <p>Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?/✓	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the affect of the site on contamination is unknown. Any development of the site would require remediation and removal of any contamination associated with previous land uses and would therefore have additional construction costs.</p> <p>It is likely that any development on this site could create some traffic generation for residents accessing employment and other services, however as it is currently used as a car park the new residential proposal for the site my decrease air pollution levels in the long term. Therefore there could be positive associated air quality and noise effects.</p> <p>The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 	?	<p>Due to the sites size and location it is unlikely there will be an increase in greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? • Will it direct development away from flood risk areas? • Will it prevent development in inappropriate development in Flood Zones? 	-	<p>The site is classified as being in Flood Zone 1, so is at minimal risk of flooding. However, there have been historic incidents of flooding adjacent to the southern boundary of the site on Main Street. Allocation to this site would therefore direct development away from flood risk areas.</p>
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? • Will it ensure that new development exists within the constraints of the District's water resource? 	✓	<p>The site is not within a Greenbelt. The site is classified as PDL with the current land use as a car park, therefore does represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the site is situated in a Groundwater Protection Zone (GPZ) Zone 3. No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Land North of Auster Bank View- Tadcaster

TADC 016

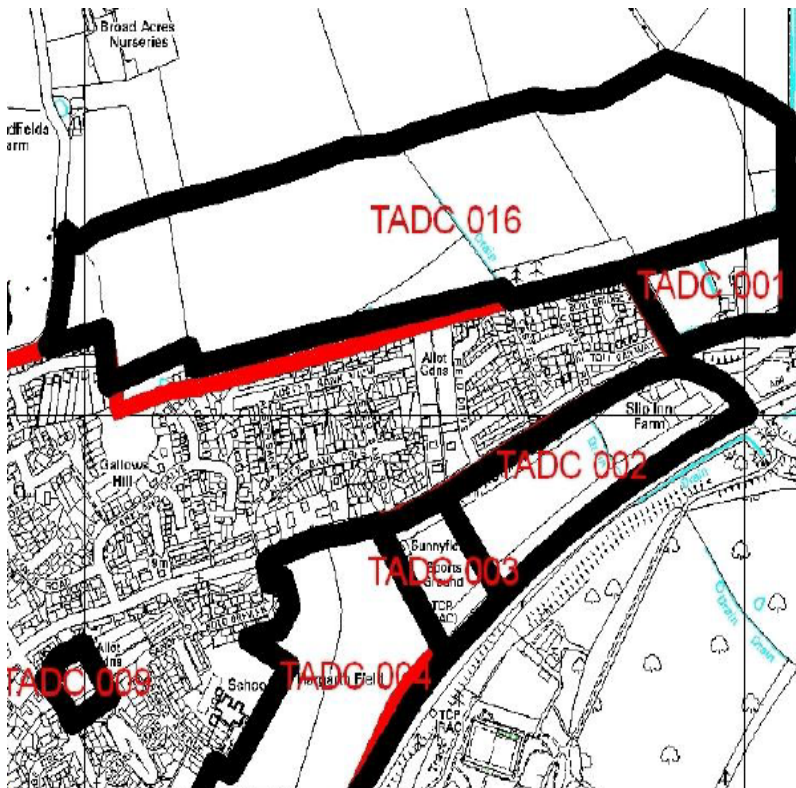
NGR: 449359, 444125

Site Area: 24 ha

Settlement Hierarchy: Local Service Centre

Developable Area: 15.84 ha

SDC Yield Estimate: 554



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. The site is located on Greenfield land, specifically agricultural land. However due to Tadcaster'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 a Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Auster Bank bus stops (approximately within 200-300m to the south) which is serviced by a bus route between York and Leeds. The site is not connected to the highway and would require additional highway works.	Green
Community Facilities	Tadcaster has multiple community facilities that include two post offices (the closer of which is; Hill Top, approximately 500m to the west of the site), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. The central hub of services is located on the High Street, and is approximately 900m to the south west. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Tadcaster East Community Primary School which is located approximately 800-900m to the west of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	The site is in proximity to a Locally Important Landscape Area. Fox Covert a Site of Special Scientific Interest (SSSI) is approximately 1.2km to the south. The site is 500m to the west of Catterton Wood which is an area of Ancient Semi Natural Woodland.	Yellow
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: TADC 016

Site Name: Land N. of Auster Bank View

Site Size: 24ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	-	<p>The 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>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. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore allocation of this site has the potential to decrease the need to travel and commute via car, as in accordance the SDCDCS objective. Due to the scale and location of the site, there is the potential that additional strain will be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Tadcaster East Community Primary School and it is located approximately 500m to the north of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tadcaster Medical Centre (according to NHS Choices) and is approximately 600-700m to the south 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>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	-	<p>There are no CLR facilities in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 1km to the west and 1.2km to the south of the site respectively. These facilities are well serviced by public transport. Despite this, allocation of this site is unlikely to increase non-car based access to local CLR activities as there are no facilities in close proximity to the site. Due to the scale of the site there is some potential to help address the shortfall of recreational open space in the district through provision on the site.</p> <p>There is a Public Right of Way (PRoW) adjacent to the eastern boundary of the site. Any development at this site should</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		<p>contribute to improve the PRoW.</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>
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	<p>The site is in on the north eastern outskirts of Tadcaster. Therefore the site is unlikely to support the vibrancy of Tadcaster, and is could potentially be isolated from the local community. However, the large scale of the site would provide some enlivenment to the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 	✓	<p>The nearest public transport facilities are the Auster Bank bus stops (approximately within 200-300m to the south) which is serviced by a bus route between York and Leeds. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighboring settlements or out commuting is considered to be low and would be adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment, and to access services and facilities. Any development at the site should contribute towards improving pedestrian and cycling facilities.</p>
<ul style="list-style-type: none"> Will it improve access to opportunities and facilities for all groups? 		
<ul style="list-style-type: none"> Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 		
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities 	✓	<p>As aforementioned, the site has been classified as a Local Service Centre therefore the site has adequate access to local services. Allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The site is classified as Greenfield. The land use is Grade 3, agricultural pasture. Therefore allocation of this site is not encouraging the development on Brownfield sites. However because of Tadcaster'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>
<ul style="list-style-type: none"> Will it ensure new development is well designed and appropriate to its setting? 		
<ul style="list-style-type: none"> Will it encourage the development of Brownfield sites? 		

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>. Fox Covert a SSSI is approximately 1.2km to the south. The site is 500m to the west of Catterton Wood which is an area of Ancient Semi Natural Woodland. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>There are intermittent hedgerows that define field boundaries within the site. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not in close proximity to any of the Districts rivers.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no records of potential or known contamination/pollution at the site.</p> <p>It is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from 		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> current activities and the potential for such pollution? Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from transport? Will it reduce methane emissions from agricultural, landfills and past and present mining activities? Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 	?	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. 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.
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> Will it reduce risk from flooding? Will it direct development away from flood risk areas? Will it prevent development in inappropriate development in Flood Zones? 	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? Will it ensure that new development exists within the constraints of the District's water resource? 	-	The site is not within a Greenbelt. The site is classified as Greenfield; with the current land use is agricultural. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the site is situated in a Groundwater Protection Zone (GPZ) Zone 3. 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.

Brickyard Ponds, East of Wighill Lane.

TADC 017

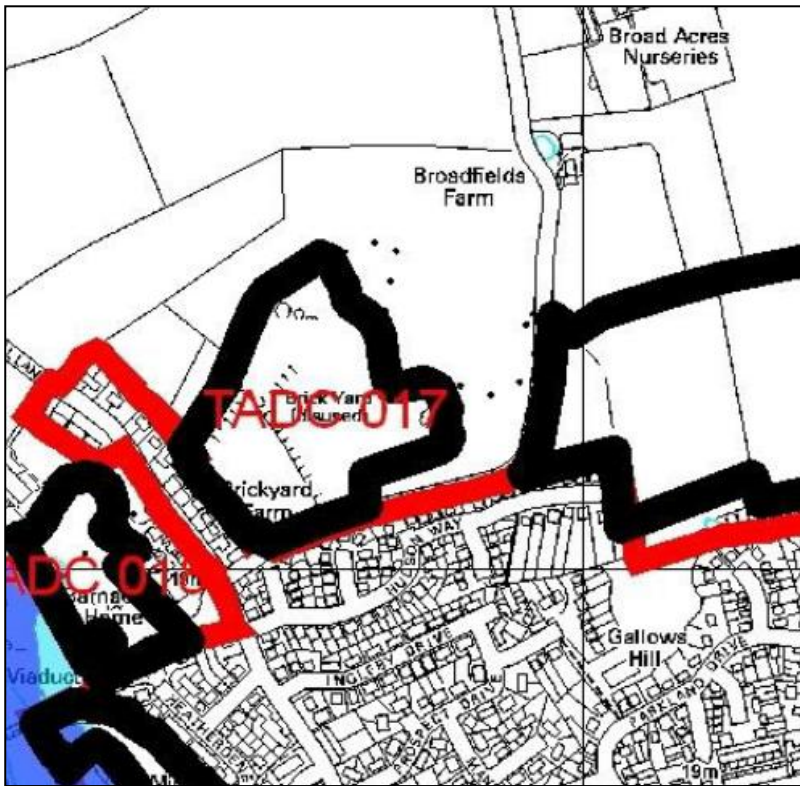
NGR: 448770,444119

Site Area: 3.77 ha

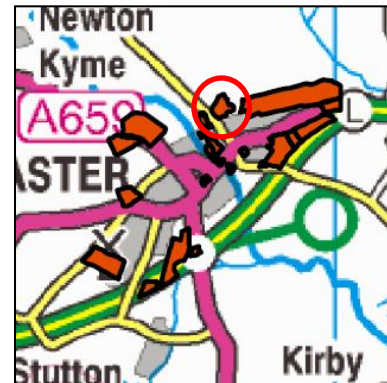
Settlement Hierarchy: Local Service Centre

Developable Area: 3.77 ha

SDC Yield Estimate: 94



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is not within a Greenbelt. The site is classified as Greenfield and is occupied by woodland, agricultural and scrub land. However due to Tadcaster'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 public transport facilities are the Leeds Arms Bus Stop (approximately 500-600m to the south east) which is serviced by a bus route between York and Leeds. The site is not connected to the highway and would additional highway works.	Yellow
Community Facilities	Tadcaster has multiple community facilities that include two post offices (the closer of which is; Hill Top), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. The central hub of services is located on the High Street, and is approximately 700m to the south west. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Tadcaster East Community Primary School and is located approximately 600 to the southwest of the site. SDC has identified the school as having additional capacity.	Yellow
Nature Conservation	The site is in proximity to a Locally Important Landscape Area Fox Covert SSSI is approximately 1.2km to the south east. The site is 1.5km to the west of Catterton Wood which is an area of Ancient Semi Natural Woodland	Yellow
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets,	Green

SUSTAINABILITY APPRAISAL

Site Ref: TADC 017

Site Name: Brickyards Ponds, East of Wighill Lane

Site Size: 3.77ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 3 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>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. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore allocation of this site has the potential to decrease the need to travel and commute via car usage, as in accordance the SDCDCS objective. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Tadcaster East Community Primary School and is located approximately 500m to the north of the site. SDC has identified that 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. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tadcaster Medical Centre (according to NHS Choices) and is approximately 600m 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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure 	-	<p>There are no CLR facilities in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 600m to the south west and approximately 1km to the south of the site respectively. These facilities are well serviced by public transport. Despite this, allocation of this site is unlikely to increase non-car based access to local CLR activities as there are no facilities in close proximity to the site. Due to the scale of the site there is some potential to help address the shortfall of recreational open space in the district through provision on the site.</p> <p>There are no Public Rights of Way (PRoW) in close proximity to the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	-	<p>The site is in on the north eastern outskirts of Tadcaster. Therefore the site is unlikely to support the vibrancy of Tadcaster. The scale of the site could provide some enlivenment to the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	-	<p>The nearest public transport facilities are the Leeds Arms bus stop (approximately within 500m to the south east) which is serviced by a bus route between York and Leeds. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighboring settlements or out commuting is considered to be low, and is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment, and to access services and facilities. Any development at the site should contribute towards improving pedestrian and cycling facilities.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 		<p>As aforementioned, the site has been classified as a Local Service Centre; therefore the site has adequate access to local services. Allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The site is classified as Greenfield with the site being occupied by scrub, agricultural land and woodland. The land use has Grade 3 ALC. Therefore allocation of this site is not encouraging the development on Brownfield sites. However because of Tadcaster's status as a Local Service Centre it is viewed in the draft Core Strategy as a suitable settlement type 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>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>. The site is 1.5km to the west of Catterton Wood which is an area of Ancient Semi Natural Woodland. Fox Covert a SSSI is approximately 1.2km to the south east. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>River Wharfe is approximately 300-400m to the west of the site. Therefore precautionary measures should be implemented to ensure impacts to the waterway are prevented. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?/-	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the affect of the site on contamination is unknown. It is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>such pollution?</i>		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	?	Due to the sites size and location there is limited potential to increase greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions.
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✘	<p>The site is not within a Greenbelt. The site is classified as Greenfield. The current land use is agricultural and woodland/scrub. 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 situated in a Groundwater Protection Zone (GPZ) Zone 3. No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Barnardo's Home, West of Wighill Lane.

TADC 018

NGR: 448551 444006

Site Area: 1.29ha

Settlement Hierarchy: Local Service Centre

Developable Area: 1.29 ha

SDC Yield Estimate: 32



Site Plan



Strategic Flood Risk Assessment
Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 2 Agricultural Land Classification (ALC). The site is not within a Greenbelt. The site is classified as Greenfield with the current land use being scrub and woodland. However due to Tadcaster'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 and 2 so there is a minimal to moderate risk of flooding. The site is also on the border of a Flood Zone 3a.	Yellow
Transport Access	The nearest public transport facilities are the Leeds Arms Bus Stops (approximately within 500-600m to the south east) which is serviced by a bus route between York and Leeds. The site is not connected to the highway and would require additional highway works.	Yellow
Community Facilities	Tadcaster has multiple community facilities that include two post offices, four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. The central hub of services is located on the High Street, and is approximately 600-700m to the south west. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Tadcaster Riverside Primary School and it is located approximately 600m to the west of the site. SDC has identified the school as having no additional capacity.	Yellow
Nature Conservation	The site is in proximity to a Locally Important Landscape Area. Fox Cover a Site of Special Scientific Interest (SSSI) is approximately 1.5km to the south east. The site is 1.8km to the west of Catterton Wood which is an area of Ancient Semi Natural Woodland	Yellow
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: TADC 018

Site Name: Barnardo's Home, west of Waghill Lane

Site Size: 1.29ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	-	<p>The site is located on Grade 2 agricultural land. 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. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore allocation of the site has the potential to decrease the need to travel and commute via car, as in accordance with the SDCDCS objective. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	*	<p>There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the Tadcaster Riverside Community Primary School and it is located approximately 700m to the west of the site. SDC has identified the school as having no additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Tadcaster Medical Centre (according to NHS Choices) and is approximately 500-600m 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 health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing 	-	<p>There are no CLR facilities in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 600m to the south west and approximately 1km to the south of the site respectively. These facilities are well serviced by public transport. Despite this, allocation of this site is unlikely to increase non-car based access to local CLR activities as there are no facilities in close proximity to the site. Due to the scale of the site there is some potential to help address the shortfall of recreational open space in the district through provision on the site.</p> <p>There is a Public Rights of Way (PRoW) in close proximity (90m) to the west of the site. Any development on the site should seek to improve links to the surrounding area, including the PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	*	<p>The site is in on the northern outskirts of Tadcaster. Therefore the site is unlikely to support the vibrancy of Tadcaster, and could potentially be isolated from the local community. The size of the site would provide some limited enlivenment to the village.</p>
ENVIRONMENTAL		
10.A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	-	<p>The nearest public transport facilities are the Leeds Arms bus stop (approximately within 500m to the south east) which is serviced by a bus route between York and Leeds. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighboring settlements or out commuting is considered to be low, and would be 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>
11.A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned, the site has been classified as a Local Service Centre; therefore the site has adequate access to local services. Allocation of this site has the potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The site is classified as Greenfield with scrub and woodland covering the majority of the site. Therefore allocation of this site is not encouraging the development on Brownfield sites. However because of Tadcaster'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>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? Will it protect and enhance the District's rivers? 	-	<p>The site is located in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>The site is 1.8km to the west of Catterton Wood which is an area of Ancient Semi Natural Woodland. Fox Covert a SSSI is approximately 1.5km to the south east. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>River Wharfe is approximately within 100m to the west 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>
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? Will it reduce air pollution from current activities and the potential for such pollution? Will it reduce water pollution from current activities and the potential for such pollution? Will it reduce noise pollution from current activities and the potential for 	?/-	<p>SDC hold no records of potential or known contamination/pollution at the site. As a result the affect of the site on contamination is unknown.</p> <p>It is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>such pollution?</i>		
15.Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • <i>Will it reduce greenhouse gas emissions from transport?</i> • <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> • <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> • <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	?	Due to the sites size and location there it is limited potential there will be an increase in greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.
16.Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • <i>Will it reduce risk from flooding?</i> • <i>Will it direct development away from flood risk areas?</i> • <i>Will it prevent development in inappropriate development in Flood Zones?</i> 	*	The site is classified as being in Flood Zone 1 and 2 and is on the border of a 3a zone. Allocation to this site would therefore not direct development away from flood risk areas. The SFRA states that, 'where potential development sites are at risk from flooding, Selby DC must determine the individual site's suitability for development based on the Sequential Test and vulnerability classifications'.
17.Prudent and efficient use of resources		
<ul style="list-style-type: none"> • <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	*	The site is not within a Greenbelt. The site is classified as Greenfield. The current land use is woodland/scrub. Therefore does not represent an efficient use of land in terms of encouraging development on Brownfield land. According to SDC, the site is situated in a Groundwater Protection Zone (GPZ) Zone 3. 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.

East of Stutton Road, Tadcaster

NGR: 448255 442515

Site Area: 2 ha

Settlement Hierarchy: Local Service Centre

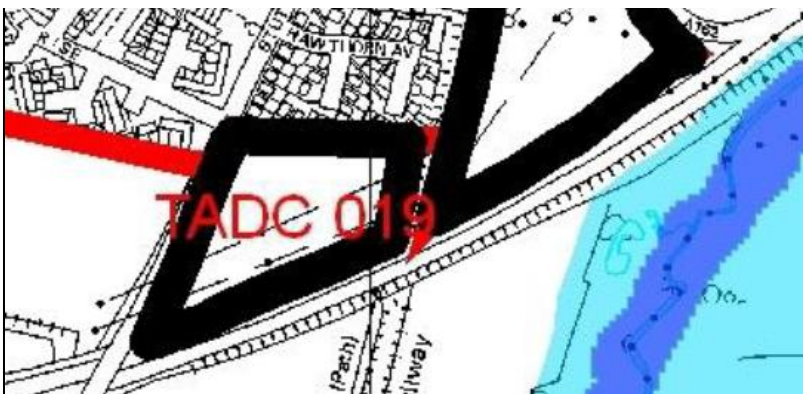
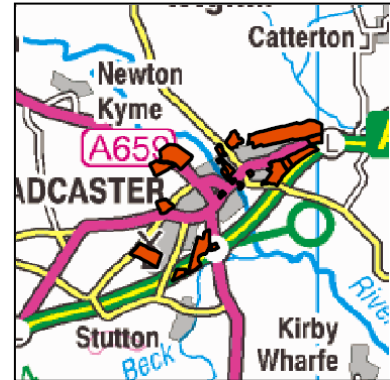
TADC 019

Developable Area: 2 ha

SDC Yield Estimate: 60



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 3 Agricultural Land Classification (ALC). The site is currently in arable and paddock use with mature trees defining the boundaries of the site. The site is not within a Greenbelt and Selby District Council (SDC) classifies the land as Greenfield. However, due to Tadcaster'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 public transport facilities for the site is the Tadcaster, Hawthorne Avenue bus stop, which is within 100m to the north of the site and is serviced by a bus route between York and Leeds. The site is connected to the highway but may require highway works.	Yellow
Community Facilities	Tadcaster has multiple community facilities that include two post offices (the closer of which is; the Woodlands Post Office, approximately 100-200m to the north west of the site), four churches (Methodist Church, St Joseph's Catholic Church, Eastside Home Christian Fellowship and St Mary's Church of England), as well as numerous other facilities for retail, food and drink and recreation. The central hub of services is located on the High Street, and is approximately 900m-1km to the north. There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the St Joseph's Catholic Primary School and it is located approximately 800-900m to the north of the site. SDC has identified the school as having no additional capacity.	Green
Nature Conservation	The site is in proximity to a Locally Important Landscape Area. Fox Covert a Site of Special Scientific Interest is approximately 1,600m to the north east.	Yellow
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: TAD 019

Site Name: East of Stutton Road, Tadcaster.

Site Size: 2 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	✓	<p>The site is located on Grade 3 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Tadcaster. 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. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities. Therefore allocation of the site has the potential to decrease the need to travel and commute, as in accordance the SDCDCS objective. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	?	<p>There are three primary schools and a secondary school in the vicinity of the site, the closest of which is the St Joseph's Catholic Primary School and it is located approximately 800-900m to the north of the site. The school has unknown 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.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Tadcaster Medical Centre (according to NHS Choices) and is approximately 1.4km to the north east of the site.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public 	✓	<p>There are no CLR facilities in close proximity to the site. The main CLR facilities in Tadcaster are the Tadcaster Leisure Centre on Station Road, Tadcaster Community Swimming Pool on Westgate and Tadcaster Albion AFC on Wharfe Bank, approximately 900m and 1km to the north and 1km to the north east of the site respectively. These facilities are well serviced by public transport. Therefore allocation of the site is likely to increase non-car based access to local CLR activities. Due to the scale of the site it is unlikely to provide some facilities on site to help address the shortfall of recreational open space in the district through on-site provision.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD,</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		developer contributions would help to ensure suitable provision of recreational facilities in the local area.
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	-	<p>The site would be connected to the south of an area of residential land that is connected to Stutton Road, on the southern outskirts of Tadcaster. Due to the site's close proximity to a residential area it is unlikely to be isolated from the community. The scale of the site would provide some enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	✓	<p>The nearest public transport facilities for the site is the Tadcaster Hawthorne Avenue bus stop, which is within 100m to the north of the site, and is serviced by a bus route between York and Leeds. Tadcaster is classified as a Local Service Centre and therefore has good local employment opportunities and facilities. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be low, and would be adequately facilitated for by the existing public transport facilities. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities. However, residents may still need to travel by car to places of employment and education, and to access services and facilities. Any development at the site should encourage sustainable modes of transport such as car sharing and the use of the existing public transport and create environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned, the site has been classified as a Local Service Centre; therefore the site has adequate access to local services. 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 site is currently in Grade 3 agricultural arable and paddock use with mature trees bordering the site. Therefore allocation of the site is not encouraging the development on Brownfield sites. However because of Tadcaster'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>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	<p>The site is not within 1km of any conservation areas or other designated heritage assets and would therefore have no impact (positive or negative) upon these built heritage designations.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is in proximity to a Locally Important Landscape Area; therefore consideration should be given to incorporating natural features into the design of any development proposals to ensure there is no significant loss of landscape character and quality.</p> <p>Fox Covert a SSSI is approximately 1,600m to the north east. Therefore allocation of this site could place additional recreation and disturbance pressure on this SSSI.</p> <p>The site has intermittent hedgerows that defines the boundaries of the site and mature trees. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is not in close proximity (within 400m) to any rivers.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?/-	<p>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>If the land use on the site was changed to residential this would remove the existing pollution activities and reduce pollution emissions from the site such as air, water and noise pollution.</p> <p>The A162 and A64 (to the east and south of the site) could represent potential noise pollution.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>The effect of the site on all contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		development to minimise pollution and therefore any 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.
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from transport? 	?	Due to the sites size and location there is minimal potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.
<ul style="list-style-type: none"> Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> Will it reduce risk from flooding? 	✓	The site is classified as being in Flood Zone 1 so is at minimal risk of flooding. Allocation to this site would therefore direct development away from flood risk areas.
<ul style="list-style-type: none"> Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield)? 	✘	The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is in Grade 3 arable and paddock use with mature trees defining the boundaries of the site. Therefore does not represent an efficient use of land, in terms of encouraging the development on Brownfield land. According to SDC, there are 2-3 Groundwater Protection Zones (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.
<ul style="list-style-type: none"> Will it ensure that new development exists within the constraints of the District's water resource? 		