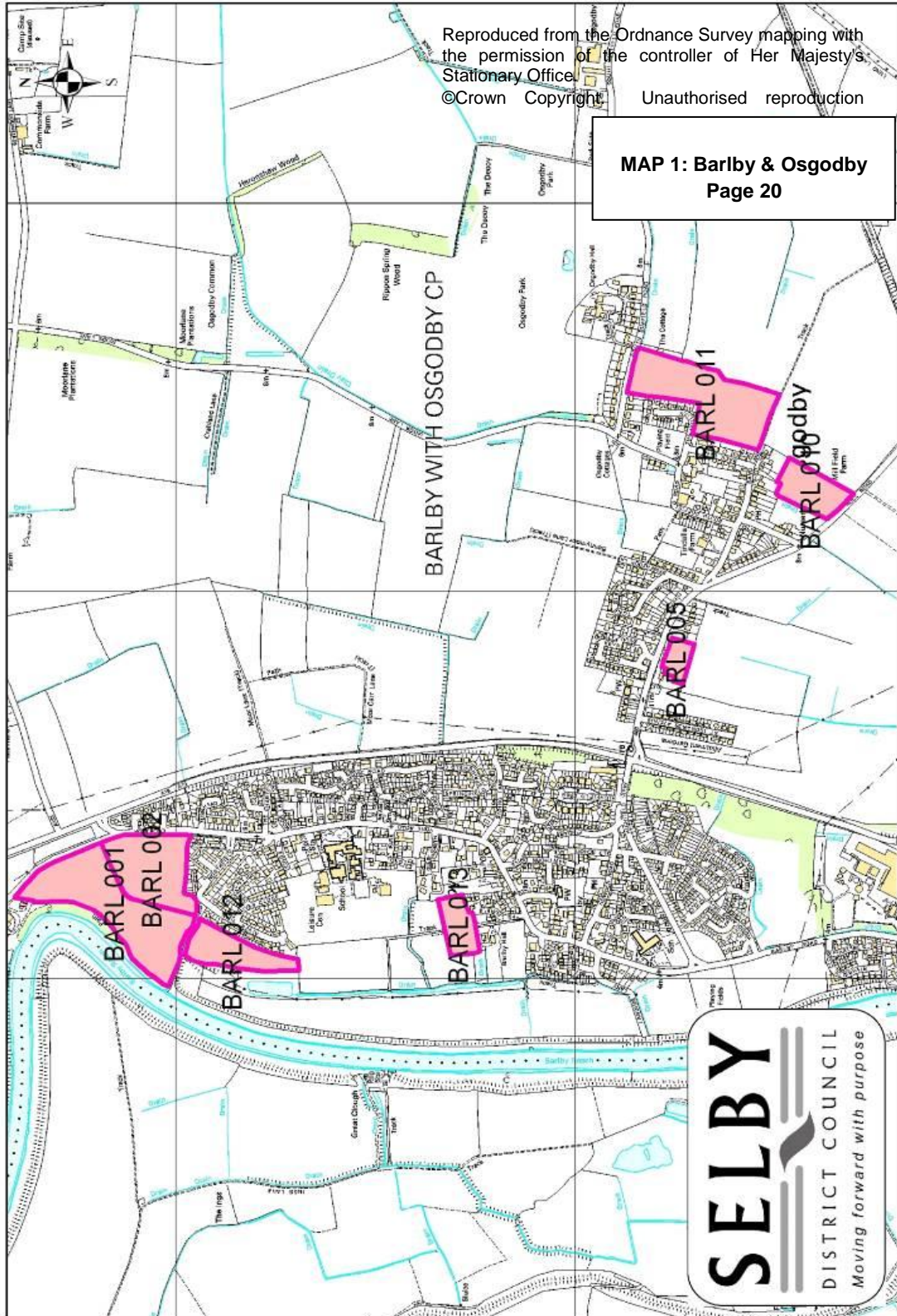


1.5 Barlby and Osgodby



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MAP 1: Barlby & Osgodby
Page 20



Turnhead, York Road, Barlby

BARL 001

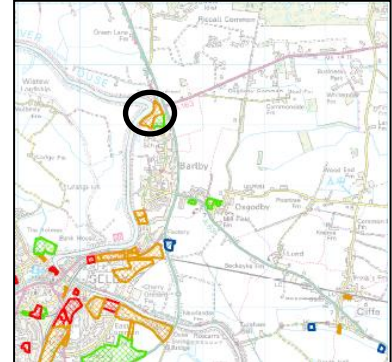
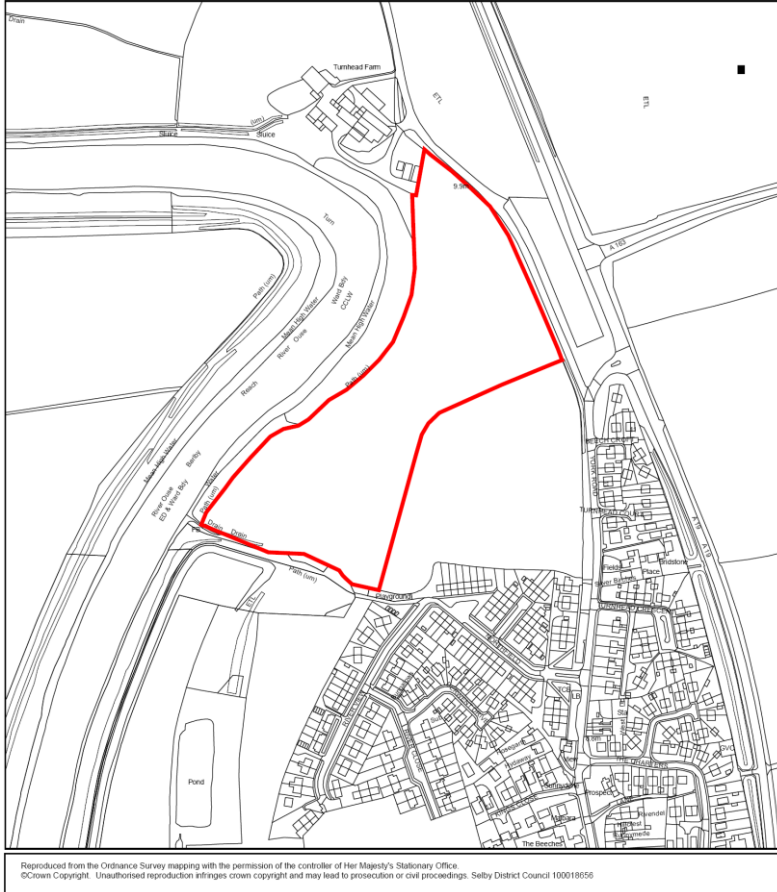
NGR: 463240 435130

Site Area: 5.68 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 4.94 ha

SDC Yield Estimate: 173



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The proposed site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The current land use is arable agricultural land and has a Grade 1 and 2 Agricultural Land Classification (ALC). Due to Barlby's status as a Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	
Flood Risk	The site is predominantly classified as being in Flood Zone 1 so there is a minimal risk of flooding. However 0.74 ha of the land to the far west of the site is situated on Flood Zone 3b (a functional floodplain) so is at high risk of flooding.	
Transport Access	The nearest public transport facilities are the Barlby, Northfield bus stop (approximately 100-200m to the south) which is serviced by a regular bus route between Selby and York. There is also a Sustrans cycle route to the west of the site connecting to Selby. The site is connected to the highway and may require additional highway works, which could include improvements to the York Road/A19 junction, which is adjacent to the east of the site.	
Community Facilities	The site is located on the northern edge of Barlby. Barlby is a Designated Service Village due to it having good local services with easy access to higher level services and employment opportunities in Selby. Barlby Community Primary School is approximately 600-700m to the south of the site.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	

Heritage	There are no designated heritage assets within 400m of the site.	
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SUSTAINABILITY APPRAISAL

Site Ref: BARL 001

Site Name: Turnhead, York Road, Barlby.

Site Size: 5.68 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 1 and 2 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 on the north eastern outskirts of Selby. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. The SDCDCS 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. The site is on the north eastern outskirts of Selby which is classified as a Principal Town and therefore has good access to the jobs in Selby. Allocation of this site would increase the need to travel and commute, however the distances would be minimised due to the proximity to Selby. Public transport facilities are available to access jobs in Selby.</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>Barlby Community Primary Hilltop is approximately 600-700m to the south 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.</p> <p>In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Posterngate Surgery (according to NHS Choices) and is approximately 1-2 miles to the south west.</p> <p>As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>CLR facilities in close proximity to the site include a football pitch (not full size), play equipment and playing fields which are connected to the Barlby Community Primary Hilltop. These facilities are approximately 600-700m to the south of the site. Additional CLR facilities in Selby are easily accessible via public transport and are also connected by cycle routes. Therefore, residential development on this site may increase non-car based access to CLR activities. However, travel by car to other CLR facilities may still occur. 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. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		

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? 		There are a Public Rights of Way (PRoW) to the west (running along the River Ouse) and south of the site. Development of the site should contribute to improve the PRoW. There is negligible minimal green infrastructure on the site however the site is adjacent to the River Ouse and the associated footpaths. Any development on the site should seek to provide green infrastructure including providing links to the surrounding area including the PRoW, CLR facilities and the River Ouse.
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable. The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	*	The site is located on the northern edge of Barlby and so is unlikely to support the vibrancy of Barlby centre. The site could potentially be isolated from the existing community.
ENVIRONMENTAL		
10.A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 	✓	The nearest public transport facilities are the Barlby, Northfield bus stop (approximately 100-200m to the south) which is serviced by a bus route between Selby and York regularly. In addition, the Sustrans cycle route runs along the western boundary of the site providing access to Selby including Selby train station (and therefore the wider area). The site is on the north eastern outskirts of Selby which is classified as a Principal Town and therefore has good access to the jobs in Selby. As a result, the need for commuting to neighbouring settlements or out commuting is high but is facilitated for by the existing public transport facilities. Due to the size of the site additional strain could be put on the existing public transport facilities. This could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services, if necessary. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should contribute towards improving pedestrian and cycling facilities, in particular the Sustrans route.
<ul style="list-style-type: none"> Will it improve access to opportunities and facilities for all groups? 		
<ul style="list-style-type: none"> Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 		
11.A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities 	✓	As aforementioned, the site has adequate local services and good access to higher level services in Selby. Therefore allocation of this site is likely to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as Greenfield. The current land use is arable agricultural land (Grades 1 and 2); therefore allocating this site would not be encouraging the development on Brownfield sites. However, because of Barlby's status as a Service Village, it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.
<ul style="list-style-type: none"> Will it ensure new development is well designed and appropriate to its setting? 		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it encourage the development of Brownfield sites? 		The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	There are no designated heritage assets within 400m of the site.
13.A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated within or in close proximity to an area designated for nature conservation.. The site contains hedgerows which define the boundaries of the site. Due to the sites location on an urban fringe on the northern outskirts of Barlby, consideration should be given to the protection of hedgerows and their incorporation into the design of any development to ensure there is no significant loss of landscape character and quality.</p> <p>The River Ouse is located in close proximity the west boundary of the site, therefore it is necessary that precautionary measures are be implemented to prevent effects to the waterway. This would include appropriate set back from the River, the incorporation of sustainable drainage measures into the design of any development to: manage flood risk, enhance biodiversity and improve water quality.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14.Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no record of potential or known contamination/pollution at the site. As a result the effect on contamination 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. Whilst the effect of the site on contamination/pollution is unknown, draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated..</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"> <i>current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce noise pollution from current activities and the potential for 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> 	-	<p>Due to the size and location of the site, there is some potential for an increase in the greenhouse gas emissions from transport.</p> <p>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"> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> 		
<ul style="list-style-type: none"> <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 		
16.Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> <i>Will it reduce risk from flooding?</i> 	✓/✘	<p>The majority of the site is situated in a Flood Zone 1, minimal risk area. However 0.74 ha of the land to the far west of the site is situated on Flood Zone 3b (a functional floodplain) so is unsuitable for development. Provided that development and residential uses are located away from the far west of the site then the risk of flooding to the development and surrounding areas would be minimised. Any development at the site should incorporate sustainable drainage measures into the design to: manage flood risk, enhance biodiversity and improve water quality.</p>
<ul style="list-style-type: none"> <i>Will it direct development away from flood risk areas?</i> 		
<ul style="list-style-type: none"> <i>Will it prevent development in inappropriate development in Flood Zones?</i> 		
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> 	✘	<p>The proposed site is not within a Greenbelt. SDC classifies the land as Greenfield and the current land use is arable agricultural land (Grades 1 and 2 excellent/very good quality). Therefore allocation of this site is in conflict with the sub-objective to develop Brownfield land and protect agricultural land.</p> <p>According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 		

Turnhead Farm, York Road, Barlby

BARL 002

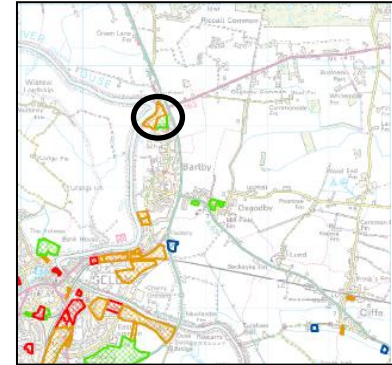
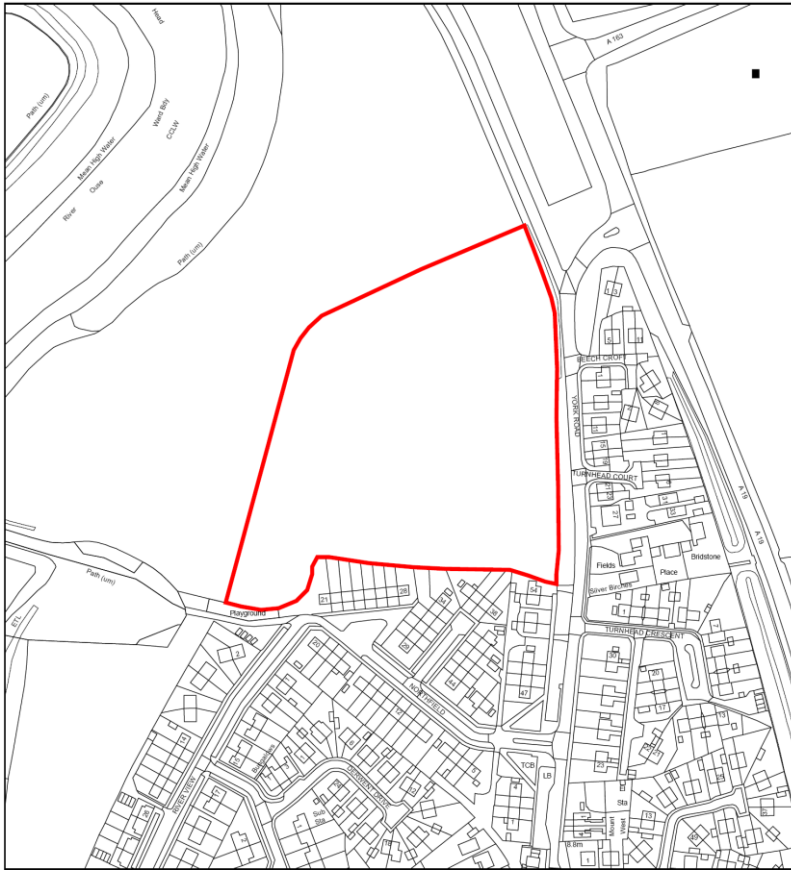
NGR: 463240 435130

Site Area: 3.4 ha

Developable Area: 3.4 ha

Settlement Hierarchy: Designated Service Village

SDC Yield Estimate: 119



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Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The proposed site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The current land use is Grade 1 and 2 arable agricultural land. However due to Barlby's status as a service village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development.	
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	
Transport Access	The nearest public transport facilities are the Barlby, Northfield bus stop (approximately 100m to the south) which is serviced by a bus route between Selby and York every 15 minutes daily, evenings hourly and Sunday half hourly. The Sustrans cycle route runs along the eastern boundary of the site providing access to Selby. The site is connected to the highway and may require complex/high investment highway works, which include improvements to the York Road, A19 junction to the north of the development.	
Community Facilities	Barlby is a Designated Service Village due to it having good local services and a very sustainable location with easy access to higher level services and employment opportunities in Selby. Barlby Community Primary School is approximately 600-700m to the south of the site. SDC has identified the school as having no additional capacity.	
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	
Heritage	There are no designated heritage assets within 400m of the site.	

SUSTAINABILITY APPRAISAL

Site Ref: BARL 002

Site Name: Turnhead Farm, York Road, Barlby.

Site Size: 3.4 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 1 and 2 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 on the north eastern outskirts of Selby. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. The site is on the north eastern outskirts of Selby which is classified as a Principal Town and therefore has minimal good access to the jobs in Selby. The development would increase the need to travel and commute, however the distances would be minimised due to the proximity to Selby. Public transport facilities are available to access jobs in Selby.</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>Barlby Community Primary Hilltop is approximately 600-700m to the south 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. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Posterngate Surgery (according to NHS Choices) and is approximately 1-2 miles to the south west. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	✓	<p>CLR facilities in close proximity to the site include a football pitch (not full size), play equipment and playing fields which are connected to the Barlby Community Primary Hilltop. These facilities are approximately 600-700m to the south of the site. Additional CLR facilities in Selby are easily accessible via public transport and cycle routes. Therefore, residential development on this site may increase non-car based access to CLR activities.</p> <p>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. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure suitable provision of recreational facilities in the local area.</p> <p>There are no Public Rights of Way (PRoW) on the site, however there is a PRoW passing close to the south western boundary of the site. In addition, the Sustrans cycle route passes the eastern boundary of the site. Any development on the site should seek to provide green infrastructure including providing links to the surrounding area including the PRoW and cycle routes.</p>
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	<p>The site is located on the northern edge of Barlby and so is unlikely to support the vibrancy of Barlby centre. Additionally, the site could potentially be isolated from the community.</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 Barlby, Northfield bus stop (approximately within 100m to the South) which is serviced by a bus route between Selby and York every 15 minutes daily, evenings hourly and Sunday half hourly. The site is on the north eastern outskirts of Selby which is classified as a Principal Town and therefore has minimal local employment opportunities but good access to the jobs in Selby. In addition, the Sustrans cycle route runs along the eastern boundary of the site providing access to Selby including Selby train station (and therefore the wider area). As a result, the need for commuting to neighbouring settlements or out commuting is high but is facilitated for by the existing public transport facilities.</p> <p>Due to the size of the site additional strain could be put on the existing public transport facilities. Therefore this could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services, if necessary. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should contribute towards improving pedestrian and cycling facilities, in particular the Sustrans route.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities Will it ensure new development is well designed and appropriate to its setting? Will it encourage the development of Brownfield sites? 	✓	<p>As aforementioned, the site has adequate local services and good access to higher level services in Selby. Therefore allocation of this site is likely 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 arable agricultural land (being Grade 1 and 2) therefore allocation of this site would not be encouraging the development on Brownfield sites. However, because of Barlby's status as a service village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to an area designated for nature conservation. There are intermittent hedgerows that define the southern and eastern boundaries of the site and these would need to be protected to minimise disruption/removal.</p> <p>Due to the sites location in an urban fringe, on the northern outskirts of Barlby, consideration should be give to incorporating these features into the design of the development to ensure there is no significant loss of landscape character and quality.</p> <p>The site is in close proximity the River Ouse (approximately 100m to the west), therefore it is necessary that precautionary measures are be implemented to ensure prevent impacts to the waterway. This would include the incorporation of sustainable drainage measures into the design of any development to: manage flood risk, enhance biodiversity and improve water quality.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, drystone 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 have 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>Whilst the effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from current activities and the potential for such pollution? 		

SA OBJECTIVE	EFFECT	COMMENTARY
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	-	<p>Due to the size and location of the site, there is 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 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 proposed site is not within a Greenbelt; however SDC classifies the land as Greenfield. The current land use is arable agricultural land use (Grade 1 and 2 being excellent/very good quality). Therefore allocation of this site is in conflict with the sub objective to develop Brownfield land and protect agricultural land.</p> <p>According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		

Tindall's Farm, Sand Lane, Osgodby

BARL 003

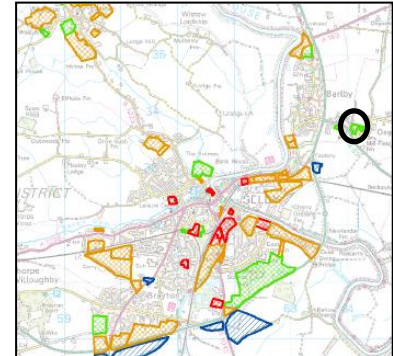
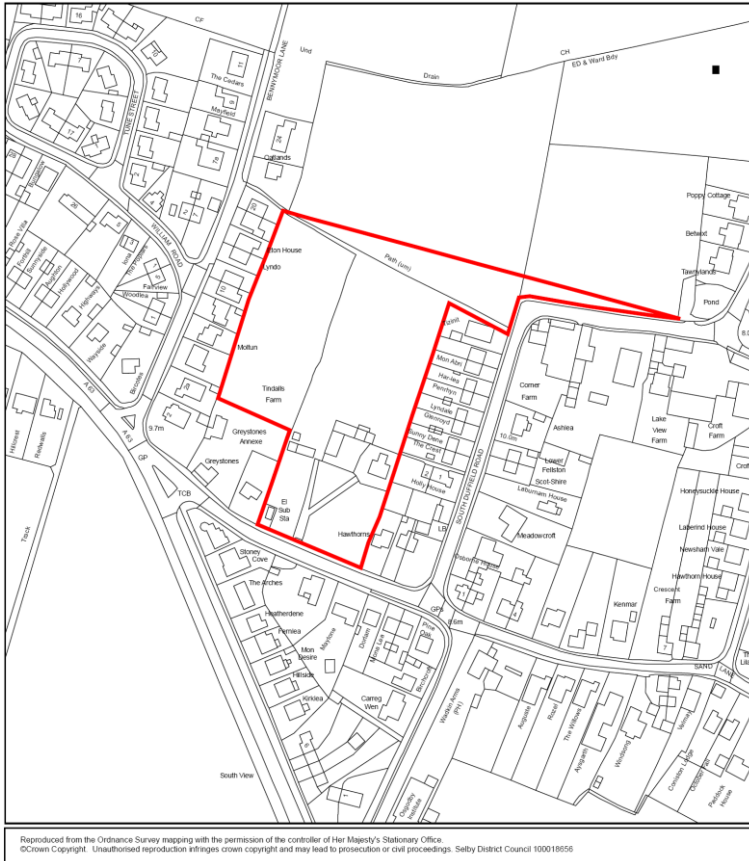
NGR: 464171 433807

Site Area: 1.5 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 1.5 ha

SDC Yield Estimate: 52



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). The current land use is agricultural land (Grade 2 and 3).. The larger proportion of the site consists of Greenfield land. However, due to Osgodby'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 facilities are the Osgodby, The Wadkin Arms bus stop (approximately within 100m to the south) which is serviced by an irregular bus route between Selby and Hemingbrough. The site is connected to the highway and may require additional highway works.	Yellow
Community Facilities	Osgodby attained a Designated Service Village (DSV) status, according to the Village Growth Potential (Core Strategy Background Paper No.6) due to it having good local services with easy access to higher level services and employment opportunities in Selby. Barlby Community Primary Hilltop is approximately 900m-1km to the west of the site in the neighbouring DSV of Barlby. SDC has identified the school as having no additional capacity.	Yellow
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	There are no designated heritage assets within 400m of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: BARL 003

Site Name: Tindall's Farm, Sand Lane, Osgodby.

Site Size: 1.5 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 and 3 agricultural land. Although small, the loss of this land could have a negative impact on the agricultural economy of the local area. However, residential land uses have encroached on this agricultural land holding.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Osgodby.</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. Osgodby is classified as a Principal Designated Service Village due to it having easy access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should promote sustainable transport, such as car sharing and the use of the existing public transport. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities, or that additional demand would trigger public transport improvements..</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>Barlby Community Primary Hilltop is approximately 900m-1km 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 a 'green' suitability status according to SDC.</p> <p>In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Posterngate Surgery (according to NHS Choices) and is approximately 1-2 miles to the south west. 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 	✓	<p>CLR facilities in close proximity to the site include the Osgodby playing field and equipped playground on the South Duffield Road within 100-200m to the east of the site, and the Osgodby Village Institute that is 100-200m to the south of the site. Additional CLR facilities including in Selby are easily accessible via public transport.</p> <p>Due to the adequate local CLR facilities, allocation of this site is unlikely to increase non-car based access to CLR activities. Due to the scale of the allocation there is limited potential to address the shortfall of recreational open space in the district through on site provision. There is a Public Rights of Way (PRoW) to the west of the site. Any development on the site should seek to provide green infrastructure including providing 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, contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following residential allocations; family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district. In recognition of the SHMA, appropriate types and sizes of dwellings would be selected according to location. Therefore dwellings should follow recommendations for village settings such as terraced housing instead of flats, nos 2.5 or 3 storey dwellings etc. In addition dwelling specifications should be allocated according to demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy Policy CP5, a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	✓	The site is in close proximity to the centre of Osgodby. Therefore the site has the potential to support the vibrancy of Osgodby, and is likely to be integrated with 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 Osgodby, Wadkin Arms bus stop (approximately within 100m to the south) which is serviced by an irregular bus route between Selby and Hemingbrough. Osgodby is classified as a Designated Service Village and therefore has some local employment opportunities and facilities. The site is positioned in an ideal position for access to these services, with Osgodby's main services within 100-200m. Specifically, the Wadkin Arms, public house and the Osgodby Village Institute to the south east, the A & D Newsagents, Barlby & Osgodby Methodist Church, and a cluster of small shops and businesses around the Selby Garden Centre to the south and the Osgodby playing fields and playground to the north west. There is also good access to higher level services in Selby. As a result, there will be a need for commuting to neighbouring settlements or out commuting, for higher level services and is only partially facilitated for by the existing public transport facilities. Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. As such, it is anticipated that residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists).</p>

SA OBJECTIVE	EFFECT	COMMENTARY
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 is ideally positioned to local services and has access to higher level services in Selby. Therefore promotes the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as a mixture of Greenfield and PDL. The current land use consists of agricultural land and buildings belonging to Tindall's Farm. The larger proportion of the site consists of Greenfield land; therefore allocation of this site would not encourage development on Brownfield sites. However because of Osgodby's status as a Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<ul style="list-style-type: none"> Will it ensure new development is well designed and appropriate to its setting? 		
<ul style="list-style-type: none"> Will it encourage the development of Brownfield sites? 		
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	The site is not in close proximity (within a 400m radius) to any designated heritage assets.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to an area designated for nature conservation. The site has potential wildlife habitats and includes the following features; fencing and hedges that define the boundaries of the site and large amounts of shrubs and trees. The site is not located within or close to any landscape designations. Consideration should be given to incorporating these features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The site is not in close proximity (within 400m) to the District's rivers.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		

SA OBJECTIVE	EFFECT	COMMENTARY
14. Minimal pollution levels		
<ul style="list-style-type: none"> • Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC has 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>Whilst the effect of the site on contamination/pollution is unknown, draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> • Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> • Will it reduce noise pollution from current activities and the potential for such pollution? 		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	-	<p>Due to the size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy 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? 		

SA OBJECTIVE	EFFECT	COMMENTARY
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> 	*	<p>The proposed site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL. The current land use is agricultural land (Grade 2 and 3). The site consists of buildings belonging to Tindall's Farm and the majority consists of Greenfield land. Therefore allocation of this site does not represent an efficient use of land.</p>
<ul style="list-style-type: none"> • <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 		<p>According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Corner Farm, South Duffield Road, Osgodby

BARL 004

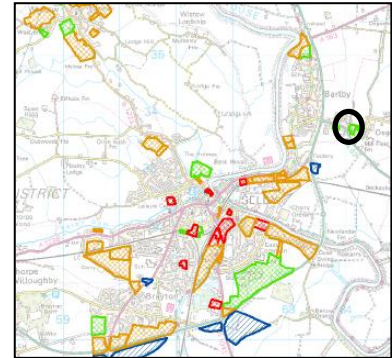
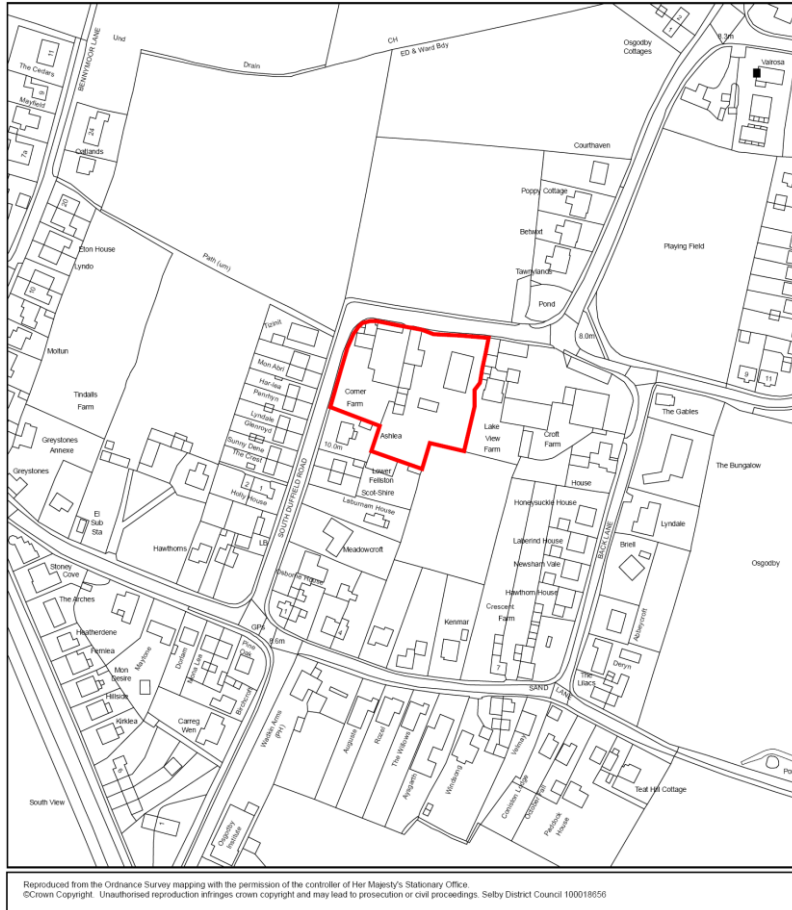
NGR: 464248 433715

Site Area: 0.4 ha

Developable Area: 0.4 ha

Settlement Hierarchy: Designated Service Village

SDC Yield Estimate: 14



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and PDL. The majority of the land consists of agricultural and residential buildings of Corner Farm, with minimal Greenfield land (farmyard) to the south of the site.	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 Osgodby, The Wadkin Arms bus stop (approximately within 100m to the south) which is serviced by an irregular bus route between Selby and Hemingbrough. The site is connected to the highway and may require additional highway works.	Green
Community Facilities	Osgodby attained a Designated Service Village (DSV) status, according to the Village Growth Potential (Core Strategy Background Paper No.6) due to it having good local services with easy access to higher level services and employment opportunities in Selby. Barby Community Primary Hilltop is approximately 900m-1km to the west of the site in the neighbouring DSV of Barby. 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 a 'green' suitability status according to SDC.	Yellow
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	There are no designated heritage assets within 400m of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: BARL 004

Site Name: Corner Farm, South Duffield Road, Osgodby.

Site Size: 0.4 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? 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 Osgodby. 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. Osgodby is classified as a Principal Designated Service Village due to it having easy access to higher level services and employment opportunities in Selby. Therefore allocation of this site has the potential to increase the need to travel and commute, so infringes upon the SDCDCS objective. Any development at the site should promote sustainable transport, such as car sharing and the use of the existing public transport. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities. The additional demand is unlikely to stimulate improvements in public transport.</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>Barlby Community Primary Hilltop is approximately 900m-1km 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 to have a 'green' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more, within the adopted Developer Contributions SPD, contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing development at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Posterngate Surgery (according to NHS Choices) and is approximately 1-2 miles to the south west. As the site is likely to be above the threshold of 15 dwellings or more, the adopted Developer Contributions SPD would ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 	✓	<p>CLR facilities in close proximity to the site include the Osgodby playing field and equipped playground on the South Duffield Road within 100-200m to the east of the site, and the Osgodby Village Institute that is 100-200m to the south of the site. Additional CLR facilities in Selby are accessible via public transport, although the frequency of service is poor.</p> <p>Due to the scale of the allocation there is limited potential to help address the shortfall of recreational open space in the district by onsite provision. There is a Public Rights of Way (PRoW) on the east of the site. Any development of the site should contribute to improvements to this PRoW.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The site is in close proximity to the centre of Osgodby. Therefore the site has some potential to support the vibrancy of Osgodby, 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"> 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 Osgodby, Wadkin Arms bus stop (approximately within 100m to the south) which is serviced by an irregular bus route between Selby and Hemingbrough. Osgodby is classified as a Designated Service Village and therefore has some local employment opportunities and facilities. The site has good access to these services, with Osgodby's main services within 100-200m. Specifically, the Wadkin Arms, public house and the Osgodby Village Institute to the south east, the A & D Newsagents, Barlby & Osgodby Methodist Church, and a cluster of small shops and businesses around the Selby Garden Centre to the south and the Osgodby playing fields and playground to the north west. There is also access to higher level services in Selby. There will be a need for commuting to neighbouring settlements or out commuting, for higher level services and this is only partially facilitated for by the existing public transport facilities. Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. As such, it is anticipated that residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
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 is ideally positioned to local services and has good access to higher level services in Selby. Therefore promotes the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as a mixture of Greenfield and PDL. The majority of the land consists of agricultural and residential buildings for Corner Farm, with minimal Greenfield land (farmyard) to the south of the site, so partially promotes development on Brownfield sites.</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 in close proximity (within a 400m radius) to any designated heritage assets.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	The site is not situated in or in close proximity to an area designated for nature conservation. The site has minimal potential wildlife habitats, but there is a cluster of shrubs and trees that defines the southern boundary 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.
<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? 	?	SDC hold no records of potential or known contamination/pollution at the site. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects. The impact of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from 		

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

Selby Garden Centre, Hull Road, Osgodby

BARL 005

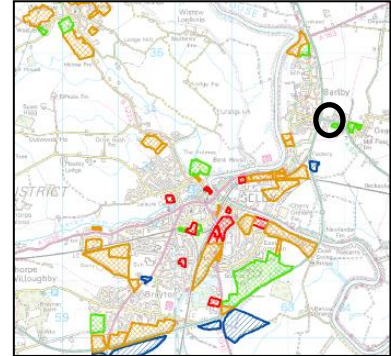
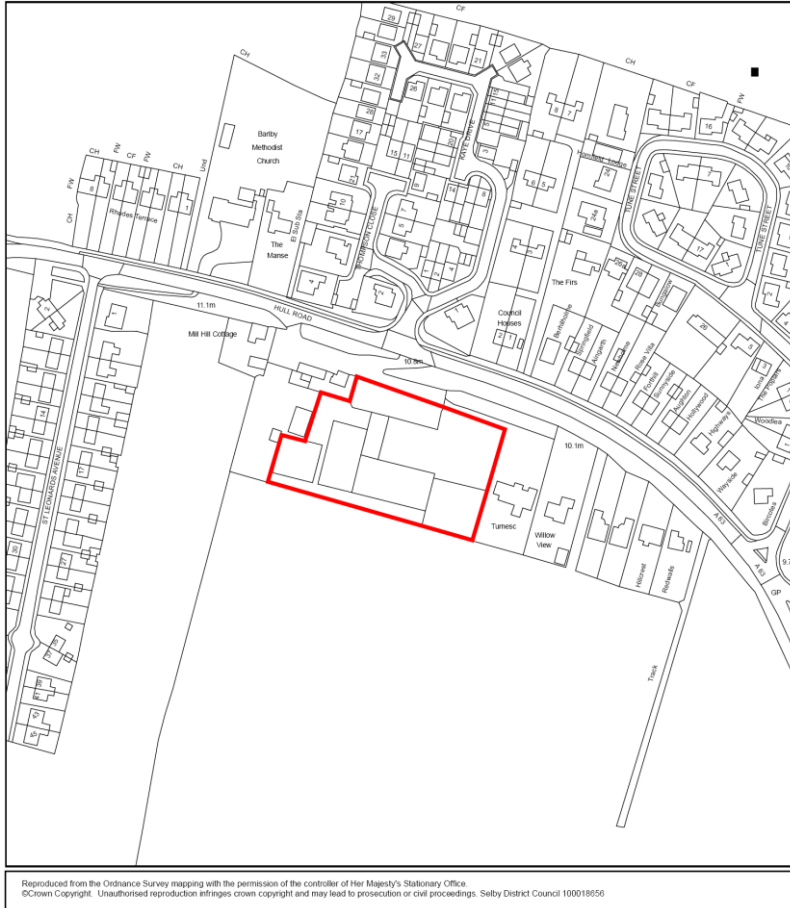
NGR: 463823 433747

Site Area: 0.6 ha

Developable Area: 0.6 ha

Settlement Hierarchy: Designated Service Village

SDC Yield Estimate: 21



Site Plan

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The proposed site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Previously Developed Land (PDL). The current land use is Selby Garden Centre.	Green
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 Osgodby, Methodist Church bus stop (approximately 100m to the west) which is serviced by an irregular bus route between Selby and Hemingbrough. The site is connected to the highway and may require small additional works.	Yellow
Community Facilities	Osgodby is a Designated Service Village (DSV) due to it having good local services with easy access to higher level services and employment opportunities in Selby. Barlby Community Primary Hilltop is approximately 700-800m to the west of the site in the neighbouring DSV of Barlby. SDC has identified the school as having no additional capacity.	Yellow
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	There are no designated heritage assets within 400m of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: BARL 005

Site Name: Selby Garden Centre, Hull Road, Osgodby.

Site Size: 0.6 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? Will it ensure employment opportunities are accessible by public transport? 	*	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Osgodby. The existing land use offers employment opportunities. There are several proposed residential sites located on the north eastern outskirts of Selby on current or former employment land. This site represents a small proportion of the overall proposed residential sites on employment land. However the cumulative effect of closure of these employment sites in is likely to be detrimental to the community and exacerbate the existing problem of Selby being a dormitory location for Leeds and York.</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. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. The site is on the north eastern outskirts of Selby which is classified as a Principal Town and therefore has minimal local employment opportunities but good access to the jobs in Selby. Allocation to the site would increase the need to travel and commute, however the distances would be minimised due to the proximity to Selby. Public transport facilities are available to access jobs in Selby. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities.</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	*	<p>Barlby Community Primary Hilltop is approximately 700-800m 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 a 'green' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, therefore contributions would help ensure that educational facilities would not be adversely impacted upon by any new housing development at this Site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is the Posterngate Surgery (according to NHS Choices) and is approximately 1-2 miles to the south west. 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 	✓	<p>CLR facilities in close proximity to the site include the Osgodby playing field and equipped playground on the South Duffield Road within 500-600m to the east of the site, and the Osgodby Village Institute that is 200-300m to the south of the site. Additional CLR facilities in Selby are accessible via public transport, although the public transport service is irregular. Development at this site is unlikely to increase non-car based access to CLR activities, other than for very local facilities.</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 on the site.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>recreational open space in the district?</i> <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, 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.. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> • Will it support the vibrancy of town and village centres? 	✓	The site is in close proximity to the centre of Osgodby. Therefore the site has the potential to support the vibrancy of Osgodby, 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"> • 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 Osgodby, Methodist Church bus stop (approximately within 100m to the west) which is serviced by an irregular bus route between Selby and Hemingbrough. Osgodby is classified as a Designated Service Village and therefore has some local employment opportunities and facilities. The site is positioned in an ideal position for access to these services, with Osgodby's main services within 100-300m. Specifically, the Wadkin Arms, public house and the Osgodby Village Institute to the south east, the A & D Newsagents, Barlby & Osgodby Methodist Church to the north and the Osgodby playing fields and playground to the west. The site is being developed on the Selby Garden Centre so this could represent the removal of established employment. There would be a need for commuting to neighbouring settlements or out commuting, for higher level services and is only partially facilitated for by the existing public transport facilities. Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. As such, it is anticipated that residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists).</p>

11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities • Will it ensure new development is well designed and appropriate to its setting? • Will it encourage the development of Brownfield sites? 	✓	As aforementioned the site has access to higher level services in Selby. Therefore promotes the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as PDL. The current land use is the Selby Garden Centre therefore it is encouraging the development on Brownfield sites. However, the site would be removing established employment in Osgodby.
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> • Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	The site is not in close proximity (within a 400m radius) to any designated heritage assets.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? • 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? 	-	The site is not situated in or in close proximity to an area designated for nature conservation. The site has minimal potential wildlife habitats on the site due to its current land use. 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.
14. Minimal pollution levels		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? Will it reduce air pollution from current activities and the potential for such pollution? Will it reduce water pollution from current activities and the potential for such pollution? Will it reduce noise pollution from current activities and the potential for such pollution? 	*/x	<p>SDC have no records of potential or known contamination/pollution at the site. However as the site comprises PDL there may be the risk of pollution at the site, depending on the current and historical uses.</p> <p>As SDC has identified as being affected by potential noise pollution due to the A63 bordering the site to the north, appropriate noise mitigation measures would need to be considered in the layout and design of the development. This may affect the overall yield for the site.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p> <p>Draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this Site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> 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 size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</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. Allocation to this site would therefore direct development away from flood risk areas.</p>

17. Prudent and efficient use of resources

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li data-bbox="136 244 622 363">• <i>Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?)</i> <li data-bbox="136 363 622 448">• <i>Will it ensure that new development exists within the constraints of the District's water resource?</i> 	✓	<p>The proposed site is not within a Greenbelt. SDC classifies the land as PDL.</p> <p>According to SDC, the development is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Land at Mill Field Farm

NGR: 464246,433341

Site Area: 1.11 ha

Settlement Hierarchy: Designated Service Village

BARL 010

Developable Area: 1.60ha

SDC Yield Estimate:40



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 1 and 2 Agricultural Land Classification (ALC). The proposed site is not within a Greenbelt. Aerial photographs indicate the land use as is a mixture of Greenfield (agricultural) and PDL (associated buildings). Due to Barby's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Wadkin Inn bus stops approximately 100-200m to the north which is serviced by a bus route between Selby and York. The site is connected to the highway but may require additional highway works.	Green
Community Facilities	Barby is a Designated Service Village due to it having good local services with easy access to higher level services and employment opportunities in Selby. Barby Community Primary School is approximately 1.2km 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 a 'amber' suitability status according to SDC.	Yellow
Nature Conservation	There are no sites designated for nature conservation within 400m of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to heritage assets	Green

SUSTAINABILITY APPRAISAL

Site Ref: BARL 010

Site Name: Land at Mill Field Farm

Site Size: 1.60ha 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 agricultural land (Grade 1 and 2). 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 Barlby. 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. Barlby is classified as a Designated Service Village and therefore has minimal local employment opportunities but good access to the jobs in Selby. Allocation of this site would increase the need to travel and commute, however the distances would be minimised due to the proximity of Selby. Public transport facilities are available to access jobs in Selby. Any development at the site should promote sustainable transport, such as car sharing, and promote the use of the Sustrans cycle routes which is 1.2 km to the north-west of the site. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities.</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	<p>Barlby Community Primary School is approximately 1.2km 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, 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 Postergnate Surgery in Selby (according to NHS Choices) and is approximately 2 miles 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? 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>CLR facilities in close proximity to the site include a football pitch (not full size), play equipment and playing fields which are connected to the Barlby Community Primary Hilltop. These facilities are approximately 1.2km to the north-west of the site and the Barlby High School is approximately 1.4km to the north-east of the site. Additional CLR facilities in Selby are easily accessible via public transport and cycle routes. Therefore, residential development on this site may increase non-car based access to CLR activities.</p> <p>Due to the scale of the site it is unlikely to help address the shortfall of recreational open space in the district through provision on the site. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure suitable provision of recreational facilities in the local area.</p> <p>There are no Public Rights of Way (PRoW) on the site.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>recreation facilities for walkers, cyclists and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds three dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	×	<p>The site is not in close proximity to the centre of Barlby. Therefore the site is unlikely to support the vibrancy of Barlby, and could potentially be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> <i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i> <i>Will it improve access to opportunities and facilities for all groups?</i> <i>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</i> 	-	<p>The nearest public transport facilities are the Barlby, Wadkin Inn bus stops approximately 100-200m to the north which is serviced by a bus route between Selby and York. In addition, the Sustrans cycle route is located 1.3km west of the site provides access to Selby including Selby train station (and therefore the wider area).</p> <p>The site is on the north eastern outskirts of Selby which is classified as a Principal Town. Although Barlby has minimal local employment opportunities the site has good access to the jobs in Selby. As a result, there will be a need for commuting to neighbouring settlements or out commuting but this is facilitated for by the existing public transport facilities.</p> <p>Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. As such, it is anticipated that residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists, in particular the Sustrans route).</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned, the site has adequate local services and good access to higher level services in Selby. Therefore allocation of this site is likely to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The land type appears to be a mixture of Greenfield and PDL; therefore allocation of this site is not encouraging the development on Brownfield sites. However, because of Barlby's status as a Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality</p>

SA OBJECTIVE	EFFECT	COMMENTARY
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 	-	<p>The site is not situated in or in close proximity to an area designated for nature conservation. There are intermittent hedgerows that define the western and eastern boundaries of the site. The site is not located within or close to any landscape designations. The sites location within a rural setting requires that consideration should be given to incorporating these features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The site is not in close proximity to any of the Districts rivers, however it should be noted that a drain feature is located adjacent to the western boundary of the site. Therefore measures should be implemented to ensure impacts to the waterway are minimised. This would include set back of built development and the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	<p>SDC hold no records of potential or known contamination/pollution at the site..</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise impacts.</p> <p>Whilst the impact of the site on contamination/pollution is unknown, draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> Will it reduce air pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce water pollution from current activities and the potential for such pollution? 		
<ul style="list-style-type: none"> Will it reduce noise pollution from 		

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

East of the Hollies, Barlby/Osgodby

BARL 011

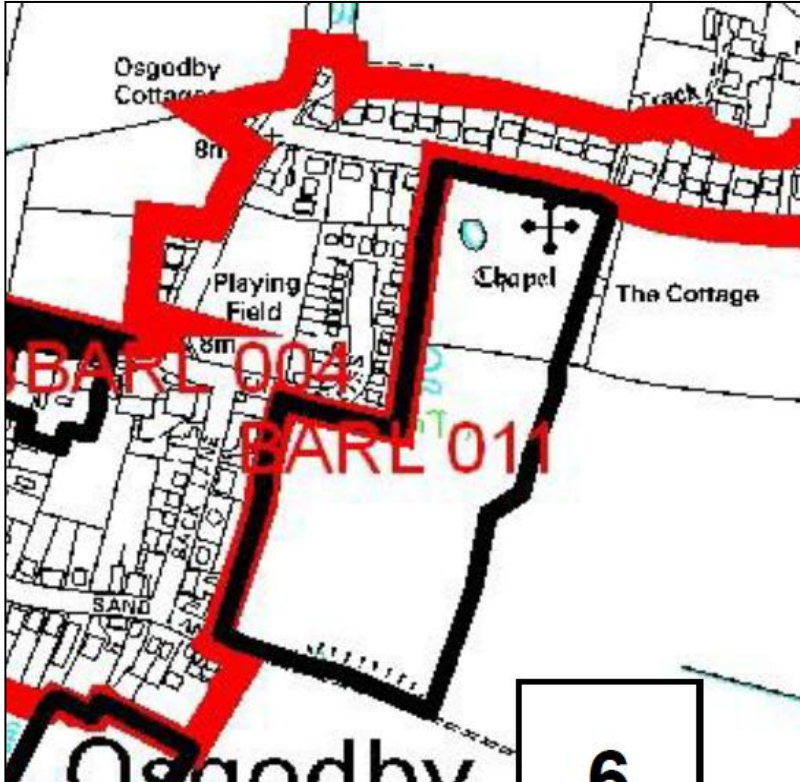
NGR: 464536, 433830

Site Area: 4.75 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 4.75ha

SDC Yield Estimate:119



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has an Agricultural Land Classification (ALC) of Grade 2. The proposed site is not within a Greenbelt. Aerial photographs indicate the land use as Greenfield (agricultural). However due to Osgodby's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Wadkin Inn bus stops approximately 190m to the west which is serviced by a bus route between Selby and York. The site is connected to the highway but may require additional highway works.	Green
Community Facilities	Osgodby is a Designated Service Village due to it having good local services with easy access to higher level services and employment opportunities in Selby. Barlby Community Primary School is approximately 1.4km 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.	Yellow
Nature Conservation	There are no sites designated for nature conservation within 400m of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to heritage assets	Green

SUSTAINABILITY APPRAISAL

Site Ref: BARL 011

Site Name: East of the Hollies, Barlby/Osgodby

Site Size: 4.75ha 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 on the north eastern outskirts of Selby. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. The SDCDCS recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. The site is on the north eastern outskirts of Selby which is classified as a Principal Town. Barlby has minimal local employment opportunities but good access to the jobs in Selby. Allocation of this site would increase the need to travel and commute, however the distances would be minimised due to the proximity to Selby. Public transport facilities are available to access jobs in Selby.</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>Barlby Community Primary School is approximately 1.4km 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, 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 Posterngate Surgery in Selby (according to NHS Choices) and is approximately 2.1 miles 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? 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>CLR facilities in close proximity to the site include a football pitch (not full size), play equipment and playing fields which are connected to the Barlby Community Primary Hilltop. These facilities are approximately 1.4km to the north-west of the site and the Barlby High School is approximately 1.4km to the north-west of the site. Additional CLR facilities in Selby are easily accessible via public transport and cycle routes. Therefore, residential development on this site may increase non-car based access to CLR activities.</p> <p>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. Further, as the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure suitable provision of recreational facilities in the local area.</p> <p>There are no Public Rights of Way (PRoW) on the site, however there is a PRoW passing close to the southern boundary</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>corridors network by providing recreation facilities for walkers, cyclists and riders?</i>		of the site. In addition. Any development on the site should seek to provide green infrastructure including providing links to the surrounding area including the PRow and cycle routes.
8. Quality housing available to everyone		
<ul style="list-style-type: none"> <i>Will it provide appropriate housing for local needs?</i> <i>Will it increase the use of sustainable design and sustainable building materials in construction?</i> 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations.. In addition, as the yield estimate for this site exceeds five dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	✓	<p>The site is in close proximity to the centre of Osgodby. Therefore the site has the potential to support the vibrancy of Osgodby, and is unlikely to be isolated from the local community.</p> <p>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 are the Barlby, Wadkin Inn bus stops approximately 100-200m to the west which is serviced by a bus route between Selby and York. In addition, the Sustrans cycle route is located 1.5km west of the site providing access to Selby including Selby train station (and therefore the wider area).</p> <p>The site is on the north eastern outskirts of Selby which is classified as a Principal Town. Although Barlby has minimal local employment opportunities the site has good access to the jobs in Selby. As a result, there is a need for commuting to neighbouring settlements or out commuting but is facilitated for by the existing public transport facilities.</p> <p>Due to the size of the site additional strain could be put on the existing public transport facilities. Therefore this could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services if necessary. However, residents may still need to travel by car to places of employment and to access other services. Any development on the site should seek to promote sustainable transport and provide green infrastructure including providing links to the surrounding area including the PRow and Sustrans route.</p>
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> <i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i> <i>Will it ensure new development is well designed and appropriate to its setting?</i> <i>Will it encourage the development of Brownfield sites?</i> 	-	<p>As aforementioned, the site has adequate local services and good access to higher level services in Selby. Therefore allocation of this site is likely to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The current land use appears to be arable agricultural land (being Grade 2); therefore allocation of this site would not be encouraging the development on Brownfield sites. However, because of Barlby's status as a Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>

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, drystone walls, ponds and trees? Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? Will it protect and enhance the District's rivers? 	-	<p>The site is not situated in or in close proximity to an area designated for nature conservation. There are intermittent hedgerows that define the western and southern boundaries of the site and in places, patchy scrub and trees. The site is not located within or close to any landscape designations. The sites location within a rural setting requires that consideration should be given to incorporating these features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? Will it reduce air pollution from current activities and the potential for such pollution? Will it reduce water pollution from current activities and the potential for such pollution? Will it reduce noise pollution from 	?/*	<p>SDC hold no records of potential or known contamination/pollution at the site.</p> <p>The site has not been identified as being affected by potential noise pollution and therefore adequate mitigation measures would need to be incorporated into the layout and design of the development. 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 impacts.</p> <p>Whilst 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>current activities and the potential for such pollution?</i>		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from transport?</i> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	?	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.
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 proposed site is not within a Greenbelt. The site is classified as Greenfield The current land use is agricultural. Therefore does not represent an efficient use of land. According to SDC, the site is/not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Turnhead Farm

NGR: 463063,434841

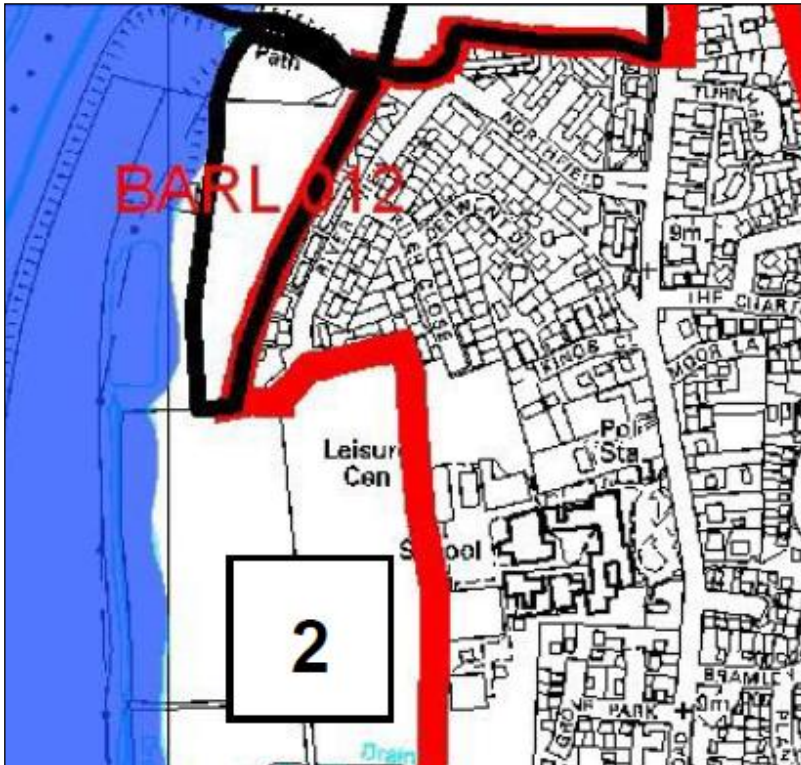
Site Area: 576 ha

Settlement Hierarchy: Designated Service Village

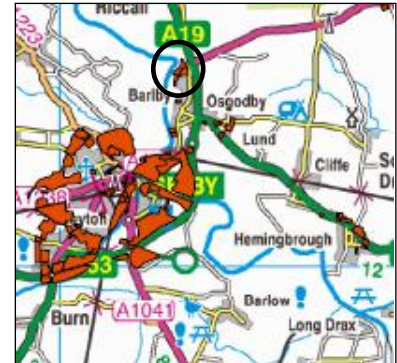
BARL 012

Developable Area: 19.20ha

SDC Yield Estimate: 576



Site Plan



Strategic Flood Risk Assessment Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 1 and 2 Agricultural Land Classification (ALC). The proposed site is not within a Greenbelt. The land use is Greenfield (agricultural). However due to Barby's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Northfield bus stops approximately 200-300m to the east which is serviced by a bus route between Selby and York. The site is connected to the highway but may require additional highway works.	Green
Community Facilities	Barby is a Designated Service Village due to it having good local services and a very sustainable location with easy access to higher level services and employment opportunities in Selby. Barby Community Primary School is approximately 800m to the south 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.	Yellow
Nature Conservation	There are no sites designated for nature conservation within 400m of the site.	Green
Heritage	The site is not in close proximity (within a 400m radius) to heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: BARL 012

Site Name: Turnhead Farm

Site Size: 19.20ha 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 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 potential to stimulate the economy and employment opportunities in Barlby. 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. Barlby is classified as a Designated Service Village and therefore has minimal local employment opportunities but good access to the jobs in Selby. Allocation of this site would increase the need to travel and commute, however the distances would be minimised due to the proximity of Selby. Public transport facilities are available to access jobs in Selby. Any development at the site should promote sustainable transport, such as car sharing, and promote the use of the Sustrans cycle routes which is 1km to the north-west of the site. 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 providing wider benefits to the community.</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>Barlby Community Primary School is approximately 800m to the south and the secondary school is 200m 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, 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 Postergnate Surgery in Selby (according to NHS Choices) and is approximately 1.9 miles 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? 	-	<p>CLR facilities in close proximity to the site include a football pitch (not full size), play equipment and playing fields which are connected to the Barlby Community Primary. These facilities are approximately 800m to the south of the site. Additional CLR facilities in Selby are easily accessible via public transport and cycle routes. Therefore, residential development on this site may increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is potential to help address the shortfall of recreational open space in the district through provision on the site. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

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? 		There are no Public Rights of Way (PRoW) on the site.
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. In addition, as the yield estimate for this site exceeds three dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	-	The site is not in close proximity to the centre of Barlby and allocation of this site could exasperate the elongated form of the settlement. The large scale of the site would provide some 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 Northfield bus stops approximately 200-300m meters to the east which is serviced by a bus route between Selby and York. In addition, the Sustrans cycle route is located 1.3km west of the site providing access to Selby including Selby train station (and therefore the wider area).</p> <p>The site is on the north eastern outskirts of Selby which is classified as a Principal Town and although has minimal local employment opportunities has good access to the jobs in Selby. As a result, the need for commuting to neighbouring settlements or out commuting is high but is adequately facilitated for by the existing public transport facilities.</p> <p>Due to the size of the site additional strain could be put on the existing public transport facilities. Therefore this could either stimulate an improvement to the existing public transport facilities or additional provision of public transport services if necessary. However, residents may still need to travel by car to places of employment and to access other services. Any development on the site should seek to promote sustainable transport and provide green infrastructure including providing links to the surrounding area including the PRoW and Sustrans route.</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? 	-	<p>As aforementioned, the site has adequate local services and good access to higher level services in Selby. Therefore allocation of this site is likely to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The current land use appears to be arable agricultural land (being Grade 2); therefore allocation of this site is not encouraging development on Brownfield sites. However, because of Barlby's status as a service village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> Will it encourage the development of Brownfield sites? 		The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment? 	-	There are no designated heritage assets within 400m of the site.
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats? 		<p>The site is not situated in or in close proximity to an area designated for nature conservation. There are intermittent hedgerows that define the western and eastern boundaries of the site. The site is not located within or close to any landscape designations. The sites location within a rural setting requires that consideration should be given to incorporating these features into the design to ensure there is no significant loss of landscape character and quality.</p> <p>The site is in close proximity to the River Ouse (100-200m to the west of the site) and a drain runs adjacent to the western edge 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 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? 		
<ul style="list-style-type: none"> Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised? 		
<ul style="list-style-type: none"> Will it protect and enhance the District's rivers? 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> Will it clean up contaminated land to the appropriate standard? 	?	SDC hold no records of contamination/pollution at the site. As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise impacts. Whilst the effect of the site on contamination/pollution is unknown, draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.
<ul style="list-style-type: none"> 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> 		
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 a high potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions. 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 proposed site is not within a Greenbelt. The site is classified as Greenfield. The current land use is Grade 2 agricultural land. Therefore does not represent an efficient use of land.</p> <p>According to SDC, the site is/not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>

Rear of Barlby Hall/ The Laurels

BARL 013

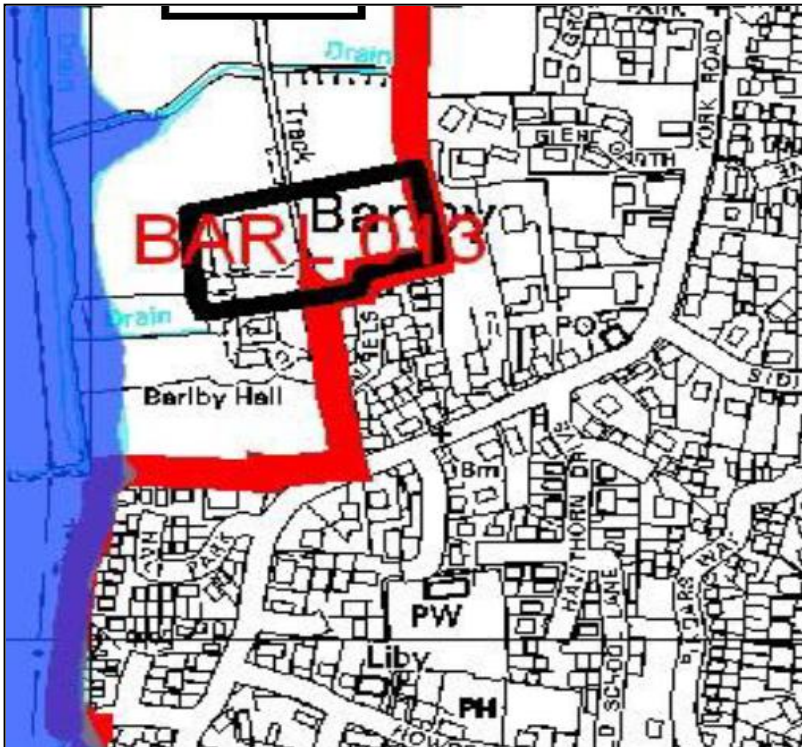
NGR: 463146, 434282

Site Area: 1.11 ha

Settlement Hierarchy: Designated Service Village

Developable Area: 1.11 ha

SDC Yield Estimate:28



Site Plan



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 land use is a mixture of Greenfield (agricultural) and Previously Developed Land (PDL). However due to Barlby's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for Greenfield development.	Yellow
Flood Risk	The site is classified as being in Flood Zone 1 so there is a minimal risk of flooding.	Green
Transport Access	The nearest public transport facilities are the Bay Horse Inn and Hawthorne Drive. Bus stops approximately 100-200m to the south-east which is serviced by a bus route between Selby and York. The site is not connected to the highway and may require additional highway works.	Green
Community Facilities	Barlby is a Designated Service Village due to it having good local services with easy access to higher level services and employment opportunities in Selby. Barlby Community Primary School is approximately to the 400-500m to the south 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 a 'green'/'amber' suitability status according to SDC.	Green
Nature Conservation	There are no sites designated for nature conservation within 400m of the site.	Green
Heritage	The site is in close proximity (within a 400m radius) to the following heritage assets: Grade 2 listed building 'Barlby Hall' is approximately within 100m south of the site; Grade 2 listed building 'Church Farm' is 100-200m south of the site; Grade 2 listed building 'The Old Vicarage' is 200-300m to the east.	Yellow

SUSTAINABILITY APPRAISAL

Site Ref: BARL 013

Site Name: Rear of Barlby Hall/The Laurels, Barlby

Site Size: 1.11 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 2 agricultural land. Although small, the loss of this land could have a negative effect on the agricultural economy of the local area.</p> <p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Barlby. 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. Barlby is classified as a Designated Service Village and therefore has minimal local employment opportunities but good access to the jobs in Selby. Allocation of this site would increase the need to travel and commute, however the distances would be minimised due to the proximity to Selby. Public transport facilities are available to access jobs in Selby. SDC should promote sustainable transport, such as car sharing, and promote the use of the Sustrans cycle routes which are in close proximity to the site. Due to the scale and location of the site, it is unlikely that additional strain would be put upon the existing public transport facilities.</p>
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	✓	<p>Barlby Community Primary School is approximately 400-500m to the south of the site. SDC has identified the school as having no additional capacity. SDC have identified a potential new school site, 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 Postergnate Surgery in Selby (according to NHS Choices) and is approximately 1.7 miles 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>CLR facilities in close proximity to the site include a football pitch (not full size), play equipment and playing fields which are connected to the Barlby Community Primary Hilltop. These facilities are approximately 400m to the north of the site and the Barlby High School, approximately 300m to the north-east of the site. Additional CLR facilities in Selby are easily accessible via public transport and cycle routes. Therefore, residential development on this site may increase non-car based access to CLR activities.</p> <p>Due to the scale of the site it is unlikely to help address the shortfall of recreational open space in the district through provision on the site. As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure suitable provision of recreational facilities in the local area.</p> <p>There are Public Rights of Way (PRoW) on the site, cutting horizontally though the southern edged of the site.</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. In addition, as the yield estimate for this site exceeds three dwellings, in accordance with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
9. Local needs met locally		
<ul style="list-style-type: none"> <i>Will it support the vibrancy of town and village centres?</i> 	✓	<p>The site is in close proximity to the centre of Barlby. Therefore the site has the potential to support the vibrancy of Barlby, 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 Bay Horse Inn and Hawthorne Drive bus stops approximately 100-200m to the south-east which is serviced by a bus route between Selby and York. Barlby is classified as a Designated Service Village but has minimal local employment opportunities but reasonable facilities and good access to Selby. As a result, the need for commuting to neighbouring settlements or out commuting is considered to be moderate and is adequately facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access other services. 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 adequate local services and good access to higher level services in Selby. Therefore allocation of this site is likely to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>The land type is a mixture of Greenfield and PDL. The current land use appears to be arable, agricultural land (Grade 2), therefore allocation of this site is not encouraging the development on Brownfield sites. However, because of Barlby's status as a service village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>

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 in close proximity (within a 400m radius) to the following heritage assets: Grade 2 listed building 'Barlby Hall' is approximately within 100m south of the site; Grade 2 listed building 'Church Farm' is 100-200m south of the site; Grade 2 listed building 'The Old Vicarage' is 200-300m to the east. Therefore, any development at the site would need to take into consideration the setting of these sites.</p>
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> 	-	<p>The site is not situated in or in close proximity to an area designated for nature conservation. Also the site has minimal potential wildlife habitats including some trees and shrubs on the boundary of the site. The site is not located within or close to any landscape designations. The sites location within a rural setting requires that consideration should be given to incorporating these features into the design to ensure there is no significant loss of landscape character and 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> 		<p>The site is within 200-300m to the east of the River Ouse. Therefore precautionary measures should be implemented to ensure impacts to the waterway are minimised. This would include the incorporation of sustainable drainage measures into the design of any development to manage flood risk, enhance biodiversity and improve water quality.</p>
<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> 		<p>Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p>
<ul style="list-style-type: none"> <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>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"> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> 		<p>The effect of the site on contamination/pollution is unknown, however draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any effects.</p>
<ul style="list-style-type: none"> <i>Will it reduce water pollution from current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce noise pollution from</i> 		

SA OBJECTIVE	EFFECT	COMMENTARY
<i>current activities and the potential for such pollution?</i>		
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> <i>Will it reduce greenhouse gas emissions from transport?</i> <i>Will it reduce methane emissions from agricultural, landfills and past and present mining activities?</i> <i>Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources?</i> <i>Will it increase the amount of energy from renewable sources that is generated and consumed in the district?</i> 	?	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.
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; therefore allocation to this site therefore would 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 proposed site is not within a Greenbelt. The site is classified as a mixture of PDL and Greenfield. Therefore only partially represents an efficient use of land. According to SDC, the site is/not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site. Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.

Depot and Silos, Barlby Road

NGR: 462895 432925

Site Area: 1.18

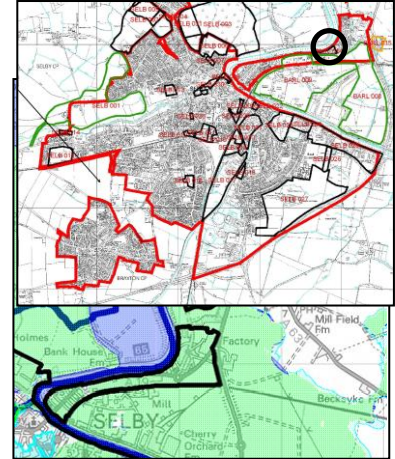
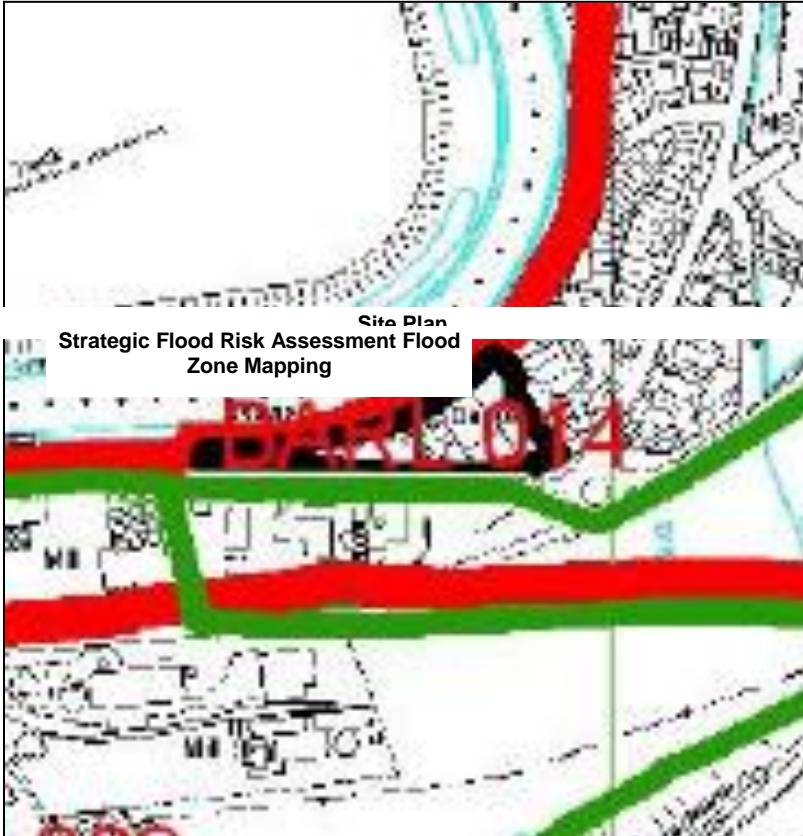
Settlement Hierarchy: Designated Service Village

BARL 014

SDC Proposed Land Use: Offices

Developable Area: 1.18

SDC Maximum Yield Estimate: N/A



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as a mixture of Greenfield and Previously Developed Land (PDL). The current land use is a SDC depot and tree nursery.	Yellow
Flood Risk	The site is classified as being in Flood Zone 3a so there is a high risk of flooding.	Red
Transport Access	The nearest public transport facilities are the Selby, Ardol Clock Tower bus stop (adjacent to the southern boundary of the site) which is serviced by a bus route between Selby and Goole. The Selby to York cycle route passes the north of the site, adjacent to the River Ouse. The site is connected to the highway and may require additional capacity/safety works.	Yellow
Community Facilities	Barlby/Osgodby are classified as Designated Service Villages as they have good local services with easy access to higher level services and employment opportunities in Selby. However, this site is located between Barlby and Selby and consequently is approximately 1km away from the centres of Barlby and Selby. Local services in the immediate areas are minimal, with West View Stores (newsagents) located approximately 300-400m to the east. Barlby Bridge Community Primary School is approximately 500-600m to the west of the site and Barlby Community Primary Hilltop is approximately 1km to the north of the site, both of which have no capacity.	Yellow
Nature Conservation	There are no designated nature conservation sites within 400m of the site.	Green
Heritage	There are no designated heritage assets within 400m of the site.	Green

SUSTAINABILITY APPRAISAL

Site Ref: BARL 014

Site Name: Depot and Silos, Barlby Road.

Site Size: unknown, proposed for offices

SA OBJECTIVE	EFFECT	COMMENTARY
ECONOMIC		
1. Good quality employment opportunities available to all		
<ul style="list-style-type: none"> Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels? 	✓	<p>The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises that traditional industries in Selby, including manufacturing, coal mining and agriculture have suffered economic decline. This site may provide employment opportunities for Barlby and the district as a whole. In compliance with the RSS, the development of industries that have not suffered decline, such as commercial use and offices, could foster regeneration and strengthen and diversify the local economy. The SDCDCS recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. The site is located on the north eastern outskirts of Selby, a predominantly industrial area, thus is not in close proximity to residential areas. However, public transport facilities are in close proximity to the site (adjacent to the southern boundary) therefore facilitating access for residents in Selby and the surrounding area via public transport.</p>
<ul style="list-style-type: none"> Will it ensure employment opportunities are accessible by public transport? 		
SOCIAL		
3. Education and training opportunities to build skills and capacities		
<ul style="list-style-type: none"> Will it ensure an adequate number of school places within the district? 	-	N/A for the proposed land use.
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	-	N/A for the proposed land use.
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? 	-	N/A for the proposed land use.
<ul style="list-style-type: none"> Will it increase non-car based access to CLR activities? 		
<ul style="list-style-type: none"> Will it address the shortfall in recreational open space in the district? 		
<ul style="list-style-type: none"> Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders? 		

SA OBJECTIVE	EFFECT	COMMENTARY
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	-	N/A for the proposed land use.
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✓	The provision of economic opportunities, in an area that has suffered economic decline, is likely to improve the vibrancy of town and village centres.
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? 	✓	The nearest public transport facilities are the Selby, Ardol Clock Tower bus stop (adjacent to the southern boundary of the site) which is serviced by a bus route between Selby and Goole. The Selby to York cycle route passes the north of the site, adjacent to the River Ouse. This cycle route provides access to Selby train station and the wider area. The Selby District Consultation Draft Core Strategy (SDCDCS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. The site is located on the north eastern outskirts of Selby, a predominantly industrial area, thus is not in close proximity to residential areas. However, public transport facilities are in close proximity to the site (adjacent to the southern boundary) therefore facilitating access for residents in Selby and the surrounding area via public transport. However, residents may still need to travel by car to places of employment and to access other services. Any development on the site should seek to provide green infrastructure including providing links to the surrounding area including the PRoW and deliver improvements to the cycle routes.
<ul style="list-style-type: none"> Will it improve access to opportunities and facilities for all groups? 		
<ul style="list-style-type: none"> Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 		
11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development		
<ul style="list-style-type: none"> Will it promote the development of communities with accessible services, employment, shops and leisure facilities 	✓	As aforementioned, the site is located between Barlby and Selby and is accessible by public transport and cycle paths. SDC classifies the land as a mixture of Greenfield and PDL. The current land use is a SDC depot and tree nursery therefore it is partially encouraging the development on Brownfield sites. The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.
<ul style="list-style-type: none"> Will it ensure new development is well designed and appropriate to its setting? 		
<ul style="list-style-type: none"> Will it encourage the development of Brownfield sites? 		
12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered 	-	There are no designated heritage assets within 400m of the site.

SA OBJECTIVE	EFFECT	COMMENTARY
<i>Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i>		
13. A bio-diverse and attractive natural environment		
<ul style="list-style-type: none"> <i>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</i> 	-	<p>The site is not situated in or in close proximity to an area designated for nature conservation. The site is currently used as a tree nursery. Draft Core Strategy Policy CP15 seeks to protect and enhance biodiversity. Any features of ecological value would therefore need to be protected and measures taken to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered for any development.</p> <p>Due to the sites location in an urban fringe, on the north eastern outskirts of Selby, consideration should be given to incorporating into the design an ecological or landscape features to ensure there is no significant loss of landscape character and quality.</p> <p>The development is in close proximity to the River Ouse, therefore it is necessary that precautionary measures are be implemented to ensure prevent effects to the waterways. 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"> <i>Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees?</i> 		
<ul style="list-style-type: none"> <i>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</i> 		
<ul style="list-style-type: none"> <i>Will it protect and enhance the District's rivers?</i> 		
14. Minimal pollution levels		
<ul style="list-style-type: none"> <i>Will it clean up contaminated land to the appropriate standard?</i> 	✓	<p>SDC has identified that the site is potentially contaminated or polluted, however the location and extent is currently unknown. Any development of the site would require remediation and removal of any contamination associated with any industrial PDL and would therefore have additional construction costs.</p> <p>If the land use on the site was changed to office this would remove the existing pollution activities and reduce pollution emissions from the site such as air, water and noise pollution. The site has been identified as being affected by potential noise pollution due to the site being bordered by the A19 to the south. Appropriate noise mitigation measures would need to be considered in the layout and design of the development.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment. Therefore there could be associated minor air quality and noise effects.</p> <p>Draft Core Strategy Policy CP16 requires new development to minimise pollution and therefore any proposed development at this Site would need to demonstrate that any potential air quality, water quality or noise impacts are suitably mitigated to minimise any impacts.</p>
<ul style="list-style-type: none"> <i>Will it reduce air pollution from current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce water pollution from current activities and the potential for such pollution?</i> 		
<ul style="list-style-type: none"> <i>Will it reduce noise pollution from current activities and the potential for such pollution?</i> 		

SA OBJECTIVE	EFFECT	COMMENTARY
15. Reduce greenhouse gas emissions and a managed response to the effects of climate change		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? 	-	Due to size and location of the site, there is limited potential for an increase in the greenhouse gas emissions from transport.
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	*	The site is classified as being in Flood Zone 3a so is at high risk of flooding. Allocation to this site would therefore not direct development away from flood risk areas. .
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use Brownfield land in preference to Greenfield?) 	-	<p>The proposed site is not within a Greenbelt. SDC classifies the land as a mixture of Greenfield and PDL. The current land use is an SDC depot and tree nursery. Barlby is a designated Service Village, and therefore is considered in the draft Core strategy as a suitable settlement type for Greenfield development.</p> <p>According to SDC, the site is not situated in a Groundwater Protection Zone (GPZ). No information is currently available regarding the Water Distribution Network (WDN) for the site.</p> <p>Policy CP15 of the draft Core Strategy requires new development to minimise resource consumption, including water use.</p>
<ul style="list-style-type: none"> • Will it ensure that new development exists within the constraints of the District's water resource? 		