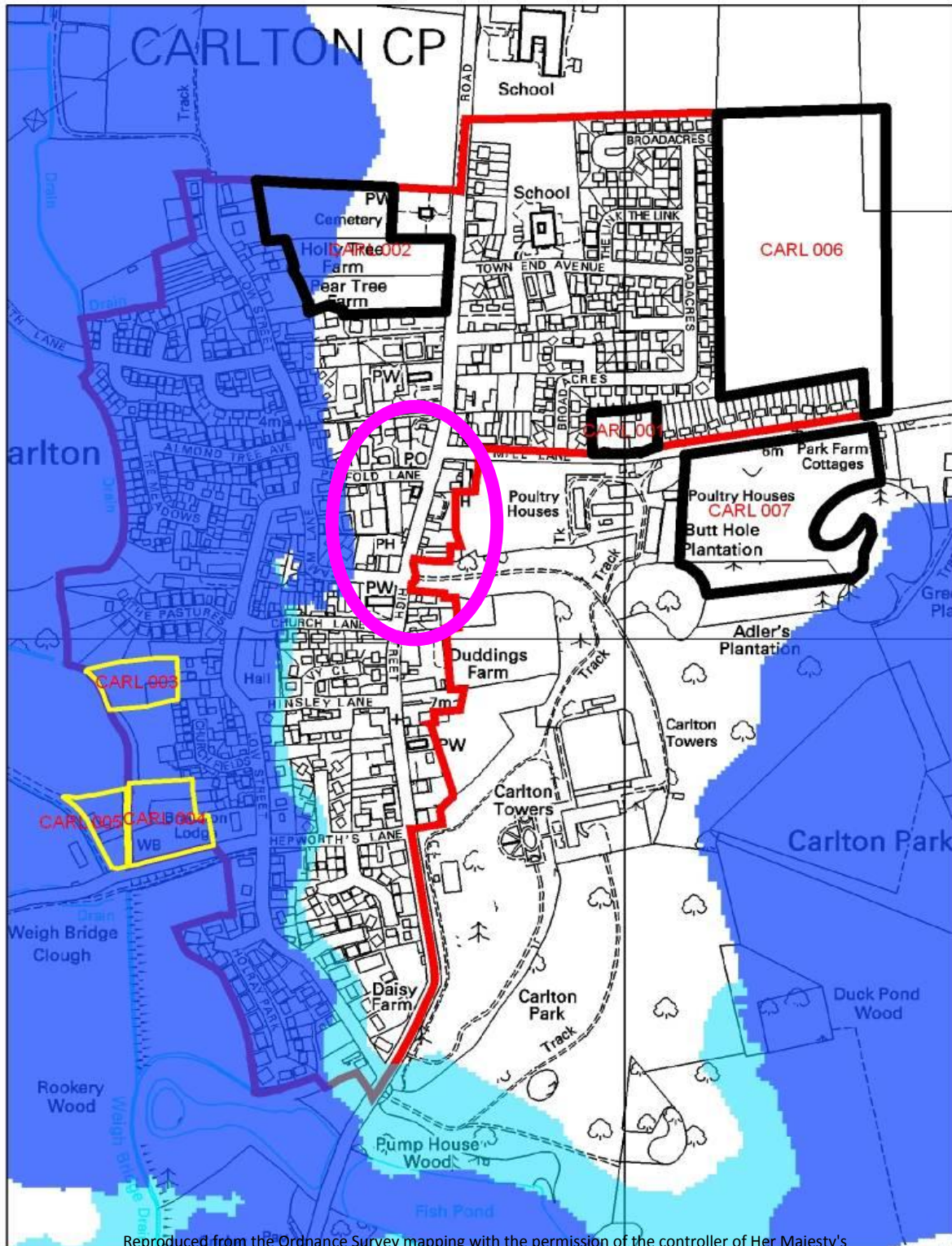


## 1.8 Carlton



# The Grange, Mill Lane, Carlton

NGR: 465007 424243

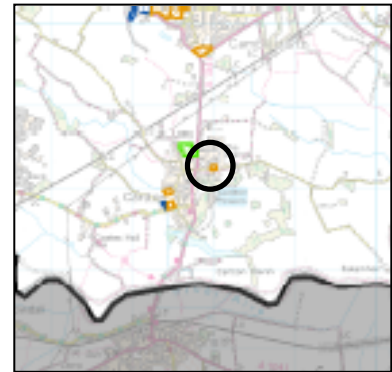
Site Area: 0.4ha

Settlement Hierarchy: Designated Service Village

**CARL 001**

Developable Area: 0.4ha

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 Previously Developed Land (PDL). The current land use is residential. .	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 St Marys Close and Carlton Cemetery bus stops (approximately 300 and 400m to the north) which is serviced by a bus route between Carlton and Selby, and Carlton and Goole. The site is connected to the highway but may require additional highway works.	Yellow
Community Facilities	Carlton has good local services. The main hub of which are located on the High Street (approximately 200-300m to the west) and includes the Nisa Supermarket & Post Office, Forrester's Arms (Public House), the Oddfellow Arms (Public House) and the Frying Nemo, Fish & Chip Shop. Higher levels of services in the neighbouring Principal Settlement of Selby are accessible via public transport with moderate ease. Carlton Primary School is 200-300m to the north of the site. SDC has also identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC.	Green
Nature Conservation	There are no nature conservation sites within 400m of the site. However, Carlton Ings a SSSI is located approximately 1.3km to the west of Carlton.	Green
Heritage	The Grade 1 listed building Carlton Towers is located 400m south of the site.	Yellow

**SUSTAINABILITY APPRAISAL**

Site Ref: CARL 001

Site Name: The Grange, Mill Lane, Carlton

Site Size: 0.4 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Carlton. The Selby District Consultation Draft Core Strategy (SDCDS) 2010 recognises the importance of minimising the need to travel and commute in order to access employment, especially in rural areas. Carlton is classified as a Designated Service Village and therefore has minimal local employment opportunities but adequate access to higher level services and employment opportunities in Selby and Goole. Therefore allocation of this site has the potential to increase the need to travel and commute via car. Development of this site is unlikely to create sufficient demand to stimulate an improvement to the existing public transport facilities or additional provision of public transport services. Any development at the site should encourage transport/environments attractive to non-car users (e.g. pedestrians and cyclists).
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	✓	Carlton Primary School is 200-300m to the north of the site. SDC has identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that educational facilities would not be adversely impacted upon by any new housing at this site.
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is 'Dr McGrann and Partners' and is approximately 400m 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 ensure that health care services would not be adversely impacted upon by any new housing at this site.
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</li> </ul>	-	Carlton has some CLR facilities, these consist of a Village Hall with adjoining children's play space (approximately 500-600m to the southwest) the Carlton Towers Cricket Club (approximately 1,100m to the southwest) and fishing ponds (approximately 1,000m to the southwest). Higher levels of services in the neighbouring Principal Settlement of Selby are easily accessible via public transport. Therefore, is likely to increase non-car based access to CLR activities. Due to the scale of the site there is limited potential to help address the shortfall of recreational open space in the district, through onsite provision. There are no Public Rights of Way (PRoW) on the site. As the site is likely to be above the threshold of 3 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.
<b>8. Quality housing available to everyone</b>		

SA OBJECTIVE	EFFECT	COMMENTARY
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> <li>Will it increase the use of sustainable design and sustainable building materials in construction?</li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	✓	<p>The site is in close proximity to the centre of Carlton. Therefore the site has the potential to support the vibrancy of Carlton, and is unlikely to be isolated from the local community. The small scale of the development would provide limited enlivenment of the village.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</li> </ul>	-	<p>The nearest public transport facilities are St Marys Close and Carlton Cemetery of bus stops (approximately 300 and 400m to the north of the site) which is serviced by a bus route between Carlton and Selby, and Carlton and Goole. Carlton is classified as a Designated Service Village and therefore has minimal local employment opportunities but adequate access to higher level services and employment opportunities in Selby and Goole.</p> <p>Therefore there would be the need for commuting to neighbouring settlements or out commuting but this is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should contribute towards improving pedestrian and cycling facilities</p>
<ul style="list-style-type: none"> <li>Will it improve access to opportunities and facilities for all groups?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>		
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> </ul>	✓	<p>As aforementioned, the site has adequate local services in Carlton and access to higher level services in Selby. Therefore is likely to promote the development of communities with accessible services, employment, shops and leisure facilities. SDC classifies the land as PDL. The current land use is residential therefore it is encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<ul style="list-style-type: none"> <li>Will it ensure new development is well designed and appropriate to its setting?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it encourage the development of Brownfield sites?</li> </ul>		



SA OBJECTIVE	EFFECT	COMMENTARY
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul>	-	The Grade 1 listed building Carlton Towers is located 400m to the south of the site. Therefore, any development at the site would need to take into consideration the setting of this site.
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>	-	The site is not situated in or in close proximity to a designated nature conservation area. However, Carlton Ings a SSSI is located approximately 1.3km to the west of Carlton. Given the scale of the allocation, it is unlikely that significant additional pressure would be placed on this SSSI. The site includes mature trees. 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"> <li>Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>	-	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. 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.
<ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for</li> </ul>		

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

**Land West of High Street, Carlton**

**CARL 002**

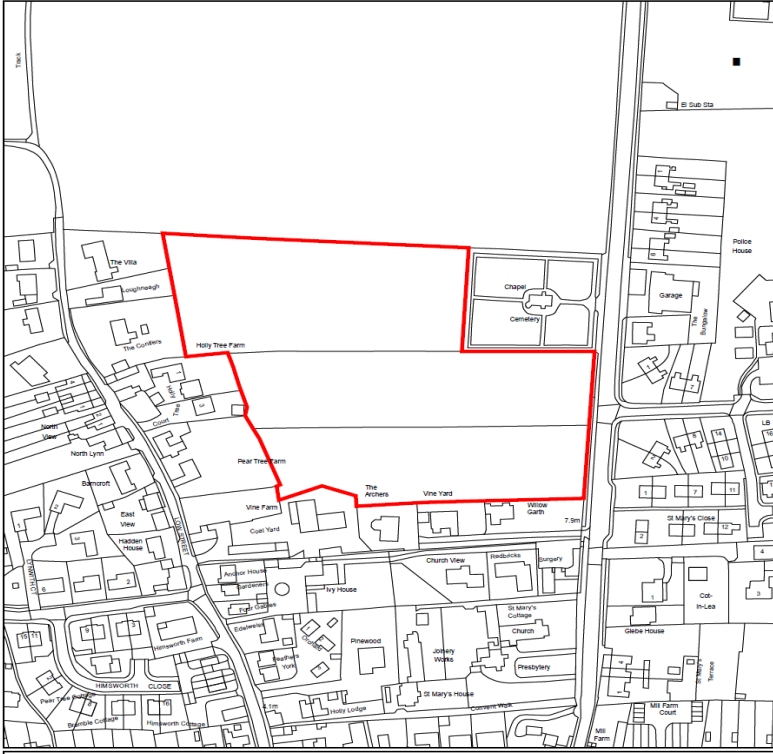
**NGR: 464687, 424464**

**Site Area: 2.47ha**

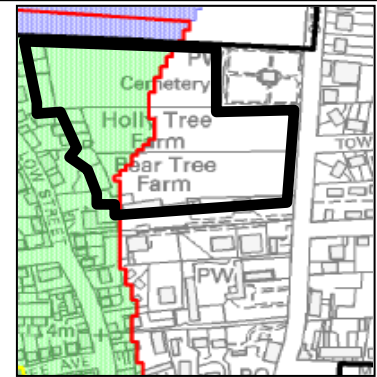
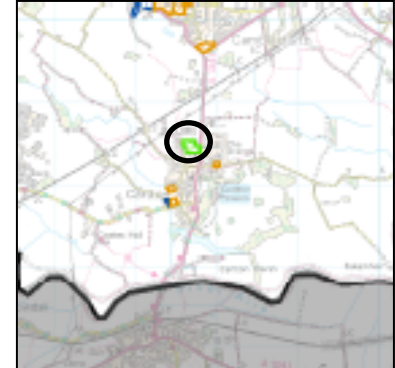
**Developable Area: 2.47ha**

**Settlement Hierarchy: Designated Service Village**

**DC Estimate: 86**



Site Plan



Strategic Flood Risk Assessment Flood Zone Mapping

KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 2 agricultural land classification. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield and the current land use is paddock. Due to Carlton's status as a Designated Service Village it is viewed in the draft Core Strategy as a suitable settlement type for limited Greenfield development.	Yellow
Flood Risk	The western part of the site is classified as being in Flood Zone 3a so there is a high risk of flooding; the remaining area of the site is classified as Flood Zone 1, so there is a low risk of flooding.	Red
Transport Access	The nearest public transport facilities is the Carlton, cemetery bus stop (adjacent to the eastern boundary of the site) which is serviced by a bus route between Carlton and Selby, and Carlton and Goole. The site is connected to the highway via an agricultural road. Additional highway works would be required to provide suitable access for the site. The Sustrans cycle route from Selby to Doncaster is located 700m to the south west of the site on Low Road.	Yellow
Community Facilities	Carlton has good local services. The main hub of which are located on the High Street (approximately 200-300m to the south) and includes the Nisa Supermarket and Post Office, Forresters Arms (Public House), the Oddfellow Arms (Public House) and the Frying Nemo, Fish & Chip Shop. Higher levels of services in the neighbouring Principal Settlement of Selby are accessible via public transport. Carlton Primary School is 200-300m to the east of the site. SDC has also identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC.	Green
Nature Conservation	There are no nature conservations sites within 400m of the site. However, Carlton Ings a SSSI is located approximately 1.3km to the west of Carlton.	Green
Heritage	The site is not in close proximity (within a 400m radius). However, it should be noted that Grade 1 listed building 'Carlton Towers' in 700m to the south east, and five Grade 2 listed houses to the 700m South (a pair of houses adjoining Grove Cottage, and 9-15 High St, Stapleton Lodge, and 'The Gables' (estate workers house).	Yellow

## SUSTAINABILITY APPRAISAL

Site Ref: CARL 002

Site Name: Land West of High Street, Carlton.

Site Size: 2.47 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	-	<p>The site is located on Grade 2 agricultural land and is currently used as a paddock. 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 Carlton. 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. Carlton is classified as a Designated Service Village; however has minimal local employment opportunities but adequate access to higher level services and employment opportunities in Selby and Goole. Therefore allocation of this site would result in the need for commuting to neighbouring settlements or out commuting which is facilitated for by the existing public transport facilities. 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 sustainable modes of transport and environments attractive to non-car users (e.g. pedestrians and cyclists).</p>
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	✓	<p>Carlton Primary School is 200-300m to the east of the site. SDC has also identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. The site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is 'Dr McGrann and Partners' and is approximately 100-200m to the south. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing</li> </ul>	-	<p>Carlton has some CLR facilities, these consist of a Village Hall with adjoining children's play space (approximately 400-500m to the south) the Carlton Towers Cricket Club (approximately 1100m to the south) and fishing ponds (approximately 1000m to the south). Higher levels of services in the neighbouring Principal settlement of Selby are easily accessible via public transport. Therefore, is likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is some potential to help address the shortfall of recreational open space in the district, through onsite provision. There are Public Rights of Way (PRoW) running down the west facing border of the site. Any development at the site should contribute to improvements to PRoWs and access to the Sustrans cycle route located 700m to the south west of the site on Low Road.</p> <p>As the site is likely to be above the threshold of 3 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>



SA OBJECTIVE	EFFECT	COMMENTARY
<i>recreation facilities for walkers, cyclists and riders?</i>		
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li><i>Will it provide appropriate housing for local needs?</i></li> <li><i>Will it increase the use of sustainable design and sustainable building materials in construction?</i></li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; and dwellings should respond to local demographic, for example more bungalows for elderly populations, in an attempt for development to be in keeping with the area and creating sustainable communities. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li><i>Will it support the vibrancy of town and village centres?</i></li> </ul>	✓	<p>The site is in close proximity to the centre of Carlton. Therefore the site has the potential to support the vibrancy of Carlton, and is unlikely to be isolated from the local community. The small scale of the development would provide limited enlivenment of the village.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li><i>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</i></li> <li><i>Will it improve access to opportunities and facilities for all groups?</i></li> <li><i>Will it make the transport / environment attractive to non-car users (e.g. pedestrians and cyclists)?</i></li> </ul>	✓	<p>The nearest public transport facilities is the Carlton, cemetery bus stop (adjacent to the eastern boundary of the site) which is serviced by a bus route between Carlton and Selby, and Carlton and Goole.</p> <p>Carlton is classified as a Designated Service Village and therefore has minimal local employment opportunities but adequate access to higher level services and employment opportunities in Selby and Goole. As a result, there will be a need for commuting to neighbouring settlements or out commuting. This 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 promote sustainable modes of transport and contribute towards improving pedestrian and cycling facilities, such as connections to the Sustrans cycle route.</p>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li><i>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</i></li> <li><i>Will it ensure new development is well designed and appropriate to its setting?</i></li> <li><i>Will it encourage the development of Brownfield sites?</i></li> </ul>	-	<p>As aforementioned, there are adequate local services in Carlton and 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 is paddock therefore allocation of this site would not encourage the development on Brownfield sites. However because of Carlton's status as a Designated Service Village it is viewed as a suitable settlement in the draft Core Strategy for limited Greenfield development.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul>	-	<p>The site is not in close proximity (within a 400m radius) to any designated heritage assets.. However, it should be noted that Grade 1 listed building 'Carlton Towers' in 700m to the south east, and five Grade 2 listed houses to the 700m south (a pair of houses adjoining Grove Cottage, and 9-15 High St, Stapleton Lodge, and 'The Gables' estate workers house). Therefore, any development at the site would need to take into consideration the setting of these sites. .</p>
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>	-	<p>The site is not situated within or in close proximity to a designated nature conservation area. However, Carlton Ings a SSSI is located approximately 1.3km to the west of Carlton. . Given the scale of the allocation, it is unlikely that significant additional pressure would be place on this SSSI.</p> <p>The site contains trees and hedges. 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"> <li>Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>	?	<p>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. Any development of the site would require remediation and removal of any contamination associated with any historic uses. If the land use on the site was changed to residential this would remove the existing pollution activities and reduce pollution emissions from the site such as air, water and noise pollution.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services. Therefore there could be associated air quality and noise effects.</p>
<ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for</li> </ul>		

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

## East of Broadacres Garth, Carlton

**CARL 006**

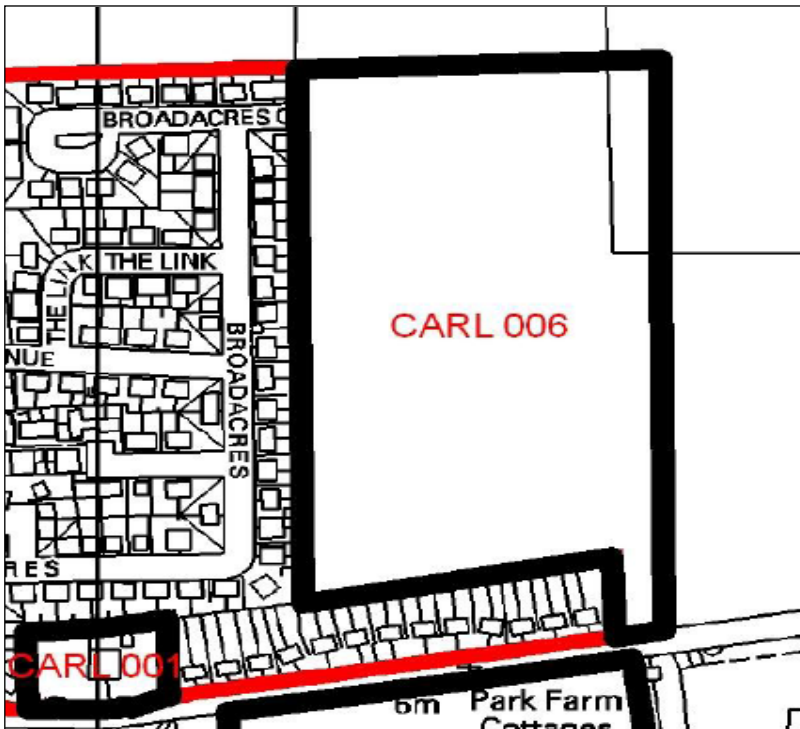
NGR: 465196,424454

Site Area: 6.39ha

Settlement Hierarchy: Designated Service Village

Developable Area: 6.39ha

SDC Yield Estimate: 160



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The site has a Grade 2 agricultural land classification. The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The current land use is agricultural (arable).	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 St Marys Close and Carlton Cemetery bus stops (approximately 400 and 500m to the west) which is serviced by a bus route between Carlton and Selby, and Carlton and Goole. The site is connected to the highway but may require additional highway works.	Yellow
Community Facilities	Carlton has good local services. The main hub of which are located on the High Street (approximately 200-300m to the west) and includes the Nisa Supermarket & Post Office, Forresters Arms (Public House), the Oddfellow Arms (Public House) and the Frying Nemo, Fish & Chip Shop. Higher levels of services in the neighbouring Principal Settlement of Selby are accessible via public transport with moderate ease. Carlton Primary School is 200-300m to the west of the site. SDC has also identified the school as having additional capacity. SDC have also 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 nature conservations sites within 400m of the site. However, Carlton Ings a SSSI is located approximately 1.3km to the west of Carlton.	Green
Heritage	The site Grade 1 listed building Carlton Towers is located approximately 400m south of the site.	Green



**SUSTAINABILITY APPRAISAL**

Site Ref: CARL 006

Site Name: East of Broadacres Garth, Carlton

Site Size: 6.39ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>	*	<p>Due to the scale of the development it has potential to stimulate the economy and employment opportunities in Carlton. 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. Carlton is classified as a Designated Service Village and therefore has minimal local employment opportunities but adequate access to higher level services and employment opportunities in Selby and Goole. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon the SDCDCS objective. To minimise damage to the environment due to car usage, SDC should promote sustainable transport, such as car sharing and the use of the existing public transport. Due to the scale and location of the site, there is the potential that additional strain will be put upon the existing public transport facilities. Therefore this could stimulate either an improvement to the existing public transport facilities or additional provision of public transport services.</p>
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	✓	<p>Carlton Primary School is 200-300m to the west of the site. SDC has also identified the school as having additional capacity. SDC have also identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. In addition, as the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is 'Dr McGrann and Partners' and is approximately 500m 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, contributions would help to ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> <li>Will it increase non-car based access to CLR activities?</li> <li>Will it address the shortfall in recreational open space in the district?</li> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</li> </ul>	-	<p>Carlton has some CLR facilities, these consist of a Village Hall with adjoining children's play space (approximately 600-700m to the southwest) the Carlton Towers Cricket Club (approximately 1200m to the southwest) and fishing ponds (approximately 1,000m to the southwest). Higher levels of services in the neighbouring Principal Settlement of Selby are easily accessible via public transport.</p> <p>Therefore, is likely to increase non-car based access to CLR activities. Due to the scale of the site there is some potential to help address the shortfall of recreational open space in the district through provision on the site.</p> <p>There is a Public Rights of Way (PRoW) that runs along the south of the site. Any development at this site should contribute to improving the PRoW.</p> <p>As the site is likely to be above the threshold of 3 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> <li>Will it increase the use of sustainable design and sustainable building materials in construction?</li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; and dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>	✓	<p>The site is in close proximity to the centre of Carlton. Therefore the site has the potential to support the vibrancy of Carlton, and is unlikely to be isolated from the local community. The scale of the site would provide enlivenment to the village.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</li> <li>Will it improve access to opportunities and facilities for all groups?</li> <li>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>	✓	<p>The nearest public transport facilities are St Marys Close and Carlton Cemetery of bus stops (approximately 400 and 500m to the west of the site) which is serviced by a bus route between Carlton and Selby, and Carlton and Goole.</p> <p>Carlton is classified as a Designated Service Village and therefore has minimal local employment opportunities but adequate access to higher level services and employment opportunities in Selby and Goole. As a result, the need for commuting to neighbouring settlements or out commuting is likely but is facilitated for by the existing public transport facilities. However, residents may still need to travel by car to places of employment and to access other services. Any development at the site should encourage sustainable modes of transport and contribute towards improving pedestrian and cycling facilities.</p>
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> <li>Will it ensure new development is well designed and appropriate to its setting?</li> <li>Will it encourage the development of Brownfield sites?</li> </ul>	✓/*	<p>As aforementioned, the site has adequate local services in Carlton and access to higher level services in Selby. Therefore 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 agricultural (arable) therefore it is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul>	-	<p>The site is in close proximity (within a 400m radius) to the following architectural and historically important features and areas and their settings; Grade 1 listed building Carlton Towers (400m to the south of the site). Therefore, the development at the site would need to take into consideration the setting of these historic features.</p>
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>	-	<p>The site is not situated in or in close proximity to a designated nature conservation area. A hedgerow marks the site boundary which could have ecological value. Draft Core Strategy Policy CP15 would seek 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"> <li>Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>	?	<p>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. Any development of the site would require remediation and removal of any contamination associated with agricultural land uses.</p> <p>As stated above it is likely that any development on this site could create some traffic generation for residents accessing employment and other services, therefore there could be associated air quality and noise effects.</p>
<ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for such pollution?</li> </ul>		

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



## South of Mill Lane Carlton

NGR: 465144 424174

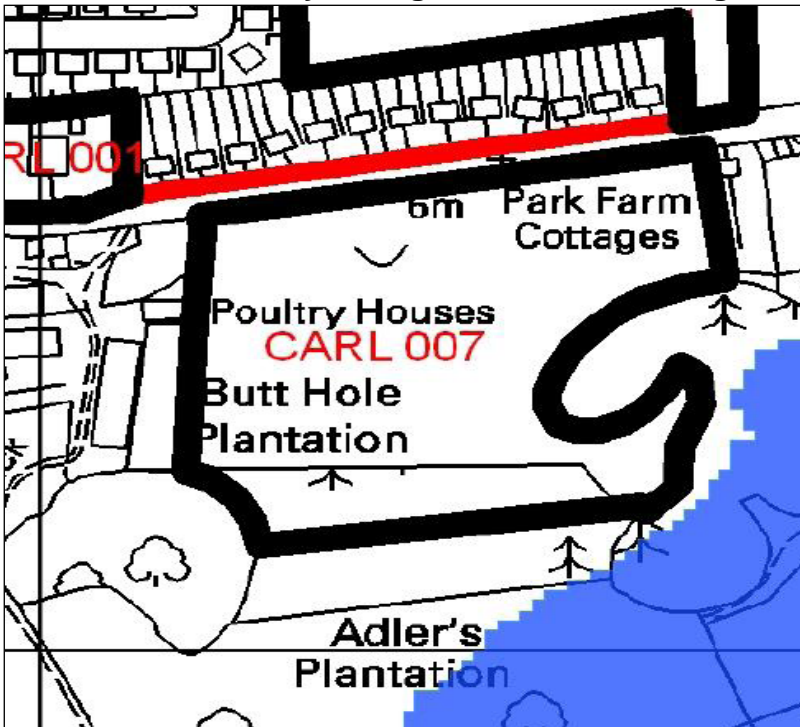
Site Area: 3.41ha

Settlement Hierarchy: Designated Service Village

**CARL 007**

Developable Area: 3.41ha

SDC Yield Estimate: 119



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 Greenfield. The current land use is grassland and trees; no agricultural use seems to be present.	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 St Marys Close and Carlton Cemetery bus stops (approximately 300 and 400m to the north-west) which is serviced by a bus route between Carlton and Selby, and Carlton and Goole. The site is connected to the highway and may require additional highway works.	Yellow
Community Facilities	Carlton has good local services. The main hub of which are located on the High Street (approximately 200-300m to the west) and includes the Nisa Supermarket & Post Office, Forrester's Arms (Public House), the Oddfellow Arms (Public House) and the Frying Nemo, Fish & Chip Shop. Higher levels of services in the neighbouring Principal Settlement of Selby are accessible via public transport with moderate ease. Carlton Primary School is 200-300m to the north-west of the site. SDC has also identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC.	Yellow
Nature Conservation	SDC has also identified that there are no nature conservation sites within 400m of the site. However, Carlton Ings a SSSI is located approximately 1.3km to the west of Carlton	Yellow
Heritage	The site Grade 1 listed building Carlton Towers is approximately 250m south of the site.	Green

**SUSTAINABILITY APPRAISAL**

Site Ref: CARL 007

Site Name: South of Mill Lane

Site Size: 3.41 ha site proposed for housing

SA OBJECTIVE	EFFECT	COMMENTARY
<b>ECONOMIC</b>		
<b>1. Good quality employment opportunities available to all</b>		
<ul style="list-style-type: none"> <li>Will it encourage the development of economies and employment opportunities in those areas that have suffered economic decline or with above average unemployment levels?</li> </ul>	*	<p>Due to the scale of the development it is unlikely to stimulate the economy and employment opportunities in Carlton. 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. Carlton is classified as a Designated Service Village and therefore has minimal local employment opportunities but adequate access to higher level services and employment opportunities in Selby and Goole. Therefore allocation of this site has the potential to increase the need to travel and commute via car, so infringes upon the SDCDCS objective. Any development at the site should 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.</p>
<ul style="list-style-type: none"> <li>Will it ensure employment opportunities are accessible by public transport?</li> </ul>		
<b>SOCIAL</b>		
<b>3. Education and training opportunities to build skills and capacities</b>		
<ul style="list-style-type: none"> <li>Will it ensure an adequate number of school places within the district?</li> </ul>	✓	<p>Carlton Primary School is 200-300m to the north-west of the site. SDC has also identified the school as having additional capacity. SDC have identified a potential new school site/or extension to an existing school in the area, which is deemed to have an 'amber' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
<b>4. Conditions and services to engender good health</b>		
<ul style="list-style-type: none"> <li>Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)?</li> </ul>	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is 'Dr McGrann and Partners' and is approximately 400m to the north-west of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, contributions would help to ensure that health care services would not be adversely impacted upon by any new housing developments at this site.</p>
<b>7. Culture, leisure and recreation activities available to all</b>		
<ul style="list-style-type: none"> <li>Will it increase provision of culture, leisure and recreation (CLR) activities/venues?</li> </ul>	-	<p>Carlton has some CLR facilities, these consist of a Village Hall with adjoining children's play space (approximately 400-500m to the southwest) the Carlton Towers Cricket Club (approximately 1000m to the southwest) and fishing ponds (approximately 800m to the southwest). Higher levels of services in the neighbouring Principal settlement of Selby are easily accessible via public transport. However, development at the site is likely to increase non-car based access to CLR activities. 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. There is a Public Rights of Way (PRoW) on the site, running along the boundary of the site). Any development on the site could contribute to improvements to this PRoW.</p> <p>As the site is likely to be above the threshold of 3 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>
<ul style="list-style-type: none"> <li>Will it increase non-car based access to CLR activities?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it address the shortfall in recreational open space in the district?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists and riders?</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<b>8. Quality housing available to everyone</b>		
<ul style="list-style-type: none"> <li>Will it provide appropriate housing for local needs?</li> <li>Will it increase the use of sustainable design and sustainable building materials in construction?</li> </ul>	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in agreement with draft Core Strategy policy CP5 a suitable proportion of dwellings must be allocated as affordable.</p> <p>The draft Core Strategy includes several policies (including CP12 and CP16) which require high quality design, including sustainable design and the use of sustainable building materials.</p>
<b>9. Local needs met locally</b>		
<ul style="list-style-type: none"> <li>Will it support the vibrancy of town and village centres?</li> </ul>		<p>The site is in close proximity to the centre of Carlton. Therefore the site has the potential to support the vibrancy of Carlton, and is unlikely to be isolated from the local community. The small scale of the site would provide limited enlivenment to the village.</p>
<b>ENVIRONMENTAL</b>		
<b>10. A transport network which maximises access whilst minimising detrimental impacts</b>		
<ul style="list-style-type: none"> <li>Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)?</li> </ul>	-	<p>The nearest public transport facilities are St Marys Close and Carlton Cemetery of bus stops (approximately 300 and 400m to the west of the site) which is serviced by a bus route between Carlton and Selby, and Carlton and Goole. Carlton is classified as a Designated Service Village and therefore has minimal local employment opportunities but adequate access to higher level services and employment opportunities in Selby and Goole. Therefore there will be a need for commuting to neighbouring settlements or out commuting 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 encourage sustainable modes of transport and contribute towards improving pedestrian and cycling facilities.</p>
<ul style="list-style-type: none"> <li>Will it improve access to opportunities and facilities for all groups?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)?</li> </ul>		
<b>11. A quality built environment and efficient land use patterns that make good use of previously developed sites, minimise travel and promote balanced development</b>		
<ul style="list-style-type: none"> <li>Will it promote the development of communities with accessible services, employment, shops and leisure facilities</li> </ul>	-	<p>As aforementioned, the site has adequate local services in Carlton and access to higher level services in Selby. Therefore 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 grassland/ woodland; therefore allocation of this site it is not encouraging the development on Brownfield sites.</p> <p>The draft Core Strategy includes several policies (including CP16) which require high quality design which is suitable to the locality.</p>
<ul style="list-style-type: none"> <li>Will it ensure new development is well designed and appropriate to its setting?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it encourage the development of Brownfield sites?</li> </ul>		

SA OBJECTIVE	EFFECT	COMMENTARY
<b>12. Preserve, enhance and manage the character and appearance of archaeological sites, historic building, Conservation Areas, historic parks and gardens, battlefields and other architectural and historically important features and areas and their settings</b>		
<ul style="list-style-type: none"> <li>Will it preserve or enhance the character, appearance or setting of Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</li> </ul>	-	The Grade 1 listed building Carlton Towers is approximately 250m to the south of the site. Therefore, any development at the site would need to take into consideration the setting of this site.
<b>13. A bio-diverse and attractive natural environment</b>		
<ul style="list-style-type: none"> <li>Will it protect and enhance existing priority habitats and species and provide for appropriate long-term management of wildlife habitats?</li> </ul>	-	The site is not situated in or in close proximity to a designated nature conservation area. However, Carlton Ings a SSSI is located approximately 1.3km to the west of Carlton. Woodland marks the site boundary and is also found on site. Draft Core Strategy Policy CP15 would seek 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"> <li>Will it protect and enhance individual features such as hedgerows, drystone walls, ponds and trees?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it ensure urban fringe and rural landscapes are protected and enhanced for the benefits of all residents and visitors and that significant loss of landscape character and quality is minimised?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it protect and enhance the District's rivers?</li> </ul>		
<b>14. Minimal pollution levels</b>		
<ul style="list-style-type: none"> <li>Will it clean up contaminated land to the appropriate standard?</li> </ul>	?	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. 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.
<ul style="list-style-type: none"> <li>Will it reduce air pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce water pollution from current activities and the potential for such pollution?</li> </ul>		
<ul style="list-style-type: none"> <li>Will it reduce noise pollution from current activities and the potential for</li> </ul>		



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