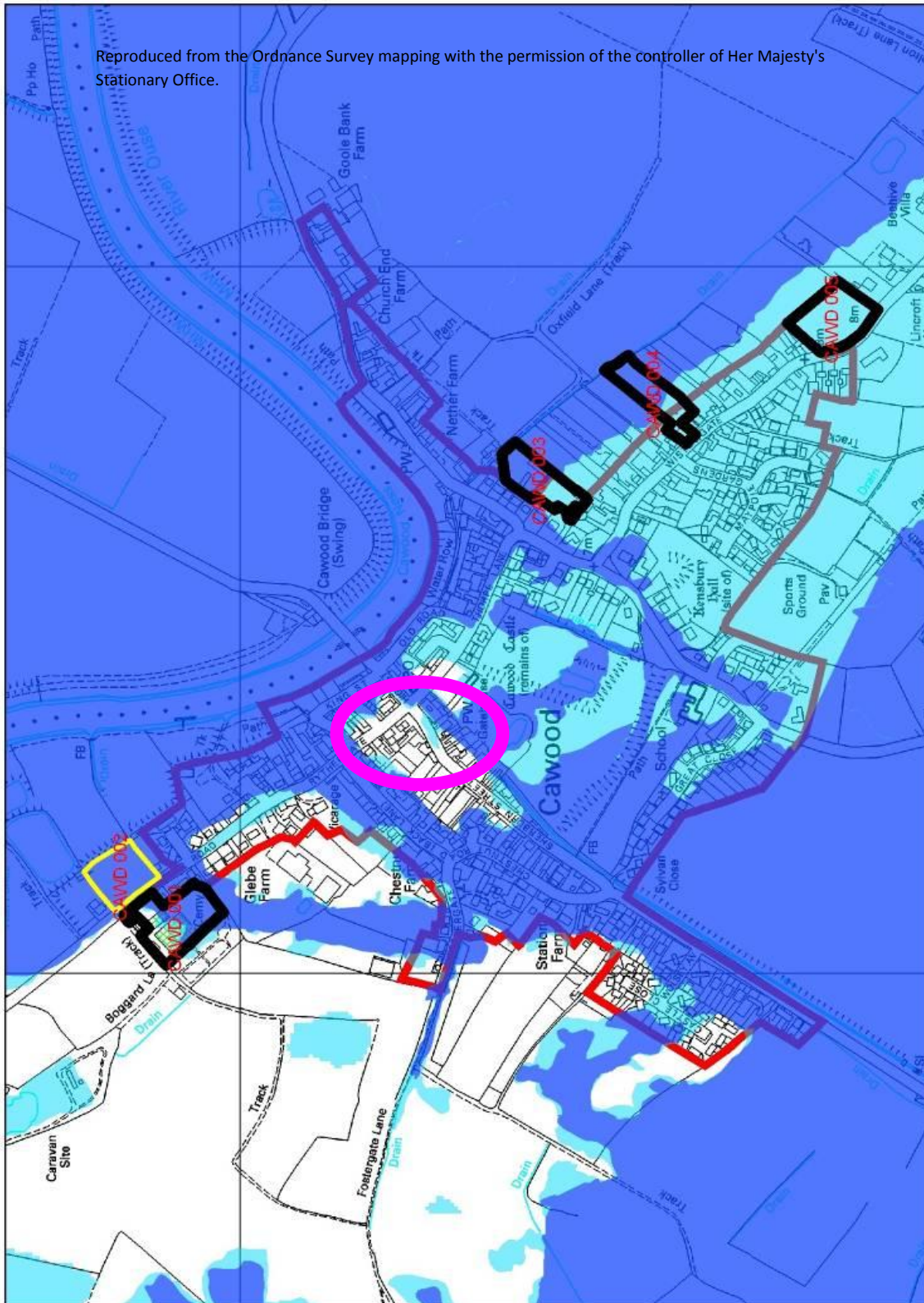


1.9 Cawood



Land between 61 & Wistowgate House, Wistowgate, Cawood CAWD005

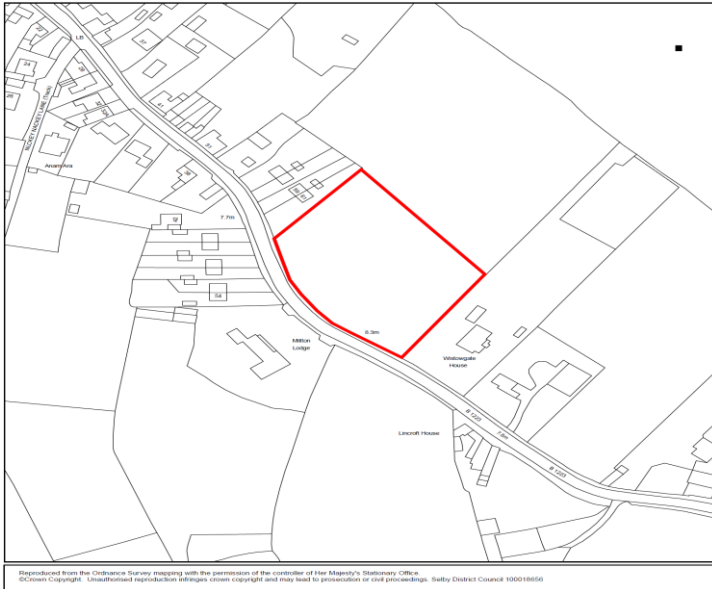
NGR: 457929 437165

Site Area: 0.65 ha

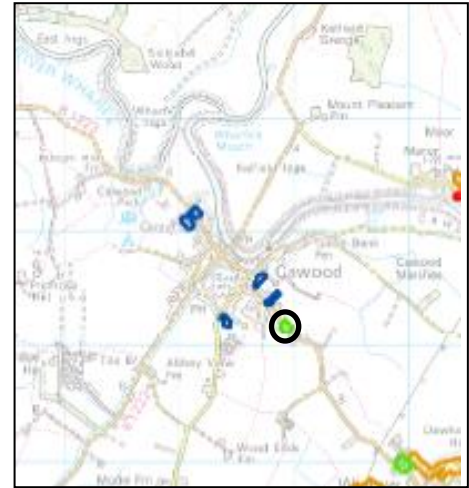
Settlement Hierarchy: Secondary Village

Developable Area: 0.55 ha

SDC Yield Estimate: 20



Site Plan



KEY ENVIRONMENTAL CONSTRAINTS		
Issue	Comments	Flag
ALC/PDL/ Green Belt	The sites has a Grade 2 Agricultural Land Classification (ALC). The site is not within a Greenbelt. Selby District Council (SDC) classifies the land as Greenfield. The current land use is arable agricultural land. However due to Cawood's status as a 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 and 3b so there is a minimal to high risk of flooding. According to the Village Growth Potential (VGP) Core Strategy Background Paper No.6, (2010) Cawood has been identified as not suitable for further growth due to a high probability of flooding and because the village failed the PPS25 Sequential Test carried out in association with the Level 2 Strategic Flood Risk Assessment.	Red
Transport Access	The nearest public transport facilities are the Cawood, Wistowgate House bus stop (approximately within 100m to the southeast) which is serviced by a bus route between York and Selby. SDC has identified that improvements to this bus service would be required to improve access to services in Selby and outside the district in York. The site is connected to the highway and may require additional capacity works, which include the relocation of electricity poles and verge on the southern boundary, which has been identified as the best access point for the site.	Red
Community Facilities	Cawood has been identified as having good local, community facilities according to the Village Growth Potential (VGP). The central hub of services are located approximately 700-800m to the north west at the cross roads between the High Street and Ryther Road, and include Cawood Post Office and Village Store, Ferry Inn, Jolly Sailor Inn, Farm Shop and Jazz Hair Studio. The closest local service is the Castle Inn, which is approximately 300-400m to the northwest. Higher levels of services in the neighbouring Principal Settlement of Selby are accessible via public transport, however SDC have identified that improvements to the bus service would improve access to higher level services in Selby. Cawood CE Primary School is approximately 400-500m to the northwest of the site. SDC has identified the school as having additional capacity.	Green
Nature Conservation	There are no sites designated for nature conservation in close proximity to the site. Skipworth Common, a Site of Special Scientific Interest and National Nature Reserve is approximately 6.5km to the east. Due to the scale of the site, it is unlikely to put an additional pressure on this nature reserve.	Green
Heritage	The site is not in close proximity (within a 400m radius) to any designated heritage assets.	Green

SUSTAINABILITY APPRAISAL

Site Ref: CAWD 005

Site Name: Land between 61 and Wistowgate House, Wistowgate, Cawood.

Site Size: 0.65 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 classified as 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 Cawood. 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. Cawood is classified as a Designated Service Village, but has minimal local employment opportunities and poor 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 via car, so infringes upon the SDCDCS objective. Any development at the site should promote sustainable transport, such as car sharing, provision of, and improvements to, pedestrian and cycling facilities and the use of the existing public transport. SDC has identified that improvements to the existing public transport facilities are necessary to improve access to 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>Cawood CE Primary School is approximately 400-500m to the northwest of the site. SDC has 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 a 'green' suitability status according to SDC. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that educational facilities would not be adversely impacted upon by any new housing at this site.</p>
4. Conditions and services to engender good health		
<ul style="list-style-type: none"> Will it improve equitable access to health services (especially to groups of people most excluded and in highest need)? 	?/-	<p>Information regarding the capacity to health services is currently unknown. The nearest medical service accepting patients is Dr MCGRANN & Partners, Cawood Surgery (according to NHS Choices) and is approximately 900m-1km to the northwest of the site. As the site is likely to be above the threshold of 15 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure that health care services would not be adversely impacted upon by any new housing at this site.</p>
7. Culture, leisure and recreation activities available to all		
<ul style="list-style-type: none"> Will it increase provision of culture, leisure and recreation (CLR) activities/venues? Will it increase non-car based access to CLR activities? Will it address the shortfall in recreational open space in the district? Will it improve and extend the Public Rights of Way and green infrastructure corridors network by providing recreation facilities for walkers, cyclists 	✓	<p>Cawood has extensive CLR facilities. CLR facilities in close proximity to the site include the facilities at Maypole Gardens that include an equipped play area, cricket and football pitch and three tennis courts, approximately 300-400m to the west. There is also the Northingales Fishing Lakes, approximately 1300m to the northwest. Additional CLR facilities including in Selby are not easily accessible via public transport. However because of the multiple CLR facilities in Cawood, it is still likely to increase non-car based access to CLR activities.</p> <p>Due to the scale of the site there is limited potential to provide some facilities onsite to address the shortfall of recreational open space in the district.</p> <p>There are no Public Rights of Way (PRoW) on or in the vicinity of the site.</p> <p>As the site is likely to be above the threshold of 5 dwellings or more within the adopted Developer Contributions SPD, developer contributions would help to ensure suitable provision of recreational facilities in the local area.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<i>and riders?</i>		
8. Quality housing available to everyone		
<ul style="list-style-type: none"> Will it provide appropriate housing for local needs? Will it increase the use of sustainable design and sustainable building materials in construction? 	✓	<p>In accordance with the results of Selby District Strategic Housing Market Assessment (SHMA) 2009, the site should be providing the following: family housing (2, 3 and 4 bed houses) and bungalows due to their high demand throughout the district; for village settings terraced housing should be provided instead of flats, with no 2.5 or 3 storey dwellings etc; dwellings should respond to local demographic, for example more bungalows for elderly populations. The yield estimate for this site exceeds five dwellings, thus in 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>
9. Local needs met locally		
<ul style="list-style-type: none"> Will it support the vibrancy of town and village centres? 	✘	<p>The site is in on the southeast outskirts of Cawood. Therefore the site is unlikely to support the vibrancy of Cawood, and could potentially be isolated from the local community. The small scale of the site would provide some limited enlivenment of the village.</p>
ENVIRONMENTAL		
10. A transport network which maximises access whilst minimising detrimental impacts		
<ul style="list-style-type: none"> Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. improving public transport)? Will it improve access to opportunities and facilities for all groups? Will it make the transport/environment attractive to non-car users (e.g. pedestrians and cyclists)? 	✘	<p>The nearest public transport facilities are the Cawood, Wistowgate House bus stop (approximately 100m to the southeast) which is serviced by a bus route between York and Selby. Cawood is classified as a Designated Service Village and therefore has minimal local employment opportunities but good local facilities. As a result, there will be a need for commuting to neighbouring settlements or out commuting and this is inadequately 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). SDC has identified that improvements to this bus service would be required to improve access to services in Selby and outside the district in York. Therefore, should these improvements be realised, access by non-car modes may be facilitated in the future.</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, but inadequate access to higher level services in Selby. Therefore the site is not considered to potential to promote the development of communities with accessible services, employment, shops and leisure facilities.</p> <p>SDC classifies the land as Greenfield. The current land use is for agricultural uses, being Grade 2 agricultural land; therefore allocation of the site would not be encouraging development on brownfield sites. However because of Cawood'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		
<ul style="list-style-type: none"> Will it preserve or enhance the character, appearance or setting of 	-	<p>The site is not within 1km of any Conservation Areas or other designated heritage assets and would therefore have no impact (positive or negative) upon built heritage.</p>

SA OBJECTIVE	EFFECT	COMMENTARY
<p><i>Conservation Areas, Listed Buildings and structures or their settings, Historic Parks and Gardens, archaeological sites and their settings, Registered Battlefields, buildings and townscapes, distinctive historic landscapes and the understanding of the historic environment?</i></p>		
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 any designated nature conservation areas. Skipworth Common, a Site of Special Scientific Interest and National Nature Reserve is approximately 6.5km to the east. Due to the scale of the site, it is unlikely to put an additional pressure on this nature reserve. Also the site has minimal potential wildlife habitats, due to the sites current land use as agricultural land. These include the following features; conifer hedges defining the western and southern boundary and broken thorn hedges along the eastern boundary. Draft Core Strategy Policy CP15 would seek to protect and enhance biodiversity. Any features of ecological value would therefore need to be taken into consideration to minimise disruption/removal in accordance with the Core Strategy policy. In addition, opportunities for ecological enhancement should be considered in any development proposals.</p> <p>The site is within 700m of the River Ouse. Therefore precautionary measures should be implemented to ensure impacts to the waterway are reduced. 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, drystone 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>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> <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"> <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? 	?	<p>Due to the sites size and location there is limited potential for an increase in the greenhouse gas emissions from transport. The development of the site would give rise to increase energy demands and associated greenhouse gas emissions.</p> <p>The draft Core Strategy requires that developments of 10 dwellings or more provide 10% of their energy requirements from decentralised low and zero carbon technologies. Other Core Strategy policies, including CP12 require high standards of energy efficiency. If the development follows these policy requirements it would minimise greenhouse gas emissions. However it should be noted that a development of this scale may not be able to feasibly support some low carbon and renewable technologies such as CHP.</p>
<ul style="list-style-type: none"> • Will it reduce methane emissions from agricultural, landfills and past and present mining activities? 		
<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from domestic, commercial and industrial sources? 		
<ul style="list-style-type: none"> • Will it increase the amount of energy from renewable sources that is generated and consumed in the district? 		
16. Reduce the risk of flooding to people and property		
<ul style="list-style-type: none"> • Will it reduce risk from flooding? 	*	<p>The site is classified as being in Flood Zone 1 and 3b so there is a minimal to high risk of flooding. According to the Village Growth Potential (VGP) Core Strategy Background Paper No.6, (2010) Cawood has been identified as not suitable for further growth due to a high probability of flooding and because the village failed the PPS25 Sequential Test carried out in association with the Level 2 Strategic Flood Risk Assessment. Allocation to this site would not direct development away from flood risk areas.</p>
<ul style="list-style-type: none"> • Will it direct development away from flood risk areas? 		
<ul style="list-style-type: none"> • Will it prevent development in inappropriate development in Flood Zones? 		
17. Prudent and efficient use of resources		
<ul style="list-style-type: none"> • Will it make efficient use of land (appropriate density, protect good agricultural land, use brownfield land in preference to Greenfield)? 	*	<p>The site is not within a Greenbelt. SDC classifies the land as Greenfield. The current land use is arable agricultural land (Grade 2).</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? 		